

**MEETING OF THE EXECUTIVE COUNCIL
STRATA PLAN VIS2720 – HAMPTON/CHURCHILL
HELD ON TUESDAY, June 23, 2020 AT 7:00PM**

COUNCIL MEMBERS:

ANITA WALPER

GAYLE CHONG

TYRA SHUPE

LIAM NORBY

MARCO TACCARELLI/GAYLE CHONG

MARCO TACCARELLI/LIAM NORDBY

DANE PHILPOTT

HEIDI FOWLER

CHAIRPERSON

TREASURER

SECRETARY

SECURITY

FIRE MARSHALS

BUILDING MAINTENANCE

LANDSCAPING

MEMBER AT LARGE

SHICK SINGH

SUB-COMMITTEE (SECURITY)

GILBERT GUTFREUND

DON BRIDGER

PROPERTY MANAGER

ACCOUNTANT

1. CALL TO ORDER:

Topic: Strata 2720 June Meeting

Time: Jun 23, 2020 07:13 PM

Join Zoom Meeting

[https://gvsd61.zoom.us/j/97206172648?
pwd=MGIrTIJWOG85OFBET1NUOXppc0k1Zz09](https://gvsd61.zoom.us/j/97206172648?pwd=MGIrTIJWOG85OFBET1NUOXppc0k1Zz09)

Meeting ID: 972 0617 2648

Password: 535215

Dial by your location +1 778 907 2071 Canada

2. APPROVAL OF MINUTES:

Approval of May 19, 2020 Council Minutes as amended

Moved by - Heidi Fowler Seconded by - Anita Walper Carried

3. **ARISING BUSINESS:**

Gayle brought forward-

Who is to do work orders? - Gilbert

Discuss yellow lights in certain areas including bollards so addicts cannot see their veins.

- Liam to follow up with Shick on Bollards.
- Bring forward the yellow lights.

Property appraisal inspection done?

- Appraisal complete

List of hot water tanks

- Heidi will take on organization of hot water tank replacement.

How to handle a situation when a resident order their own vendor and gives us an invoice to pay?

- Have Gilbert send the invoice to the resident and have the resident pay.

4. **BUSINESS ARISING:**

Gilbert has requested a \$5.00 per door increase in his budget for this year ($5 \times 108 = \$540.00$).

Council has discussed this matter and approved \$3.00 per door increase for the budget ($3 \times 108 = \$324.00$). Gayle will speak with Gilbert to advise him of the increase.

Gilbert has agreed to the \$3.00 per door increase. Has requested a yearly cost of living increase.

Moved by - Anita

Seconded by - Gayle

Carried

5. **CORRESPONDENCE:**

BECA report status –

RJC \$15,500,

Morrison H. \$9,600 plus taxes, + \$1,800, + \$2,400

Motion to go ahead with RJC at \$15,500 +GST

Moved by - Dane

Seconded by - Marco

Carried

Depreciation Report status by Suncorp Valuations

Cost Estimate Report by Suncorp Valuations – final cost estimate

- Completed
- Anita will have the Depreciation Report uploaded to the website.

6. CHAIRMAN’S REPORT:

Strata building matters have been quiet.

We have had a few new members move into our buildings.

- Anita will update master list with new resident information.
- Gilbert needs to update the Portfolio list that was circulated.

The strata Council members met on June 7, 2020, to have a “get to know you” session which went very well.

7. TREASURER’S REPORT:

Review Financial Statement of May 2020

CP108 - Has not paid for Acme invoice

- Dane will speak to resident

HC208 is \$133.28 in arrears

Motion to have garbage picked up once a week instead of twice a week

Moved by - Dane Seconded by - Gayle Carried

Treasurer’s Report Accepted

Moved by - Heidi Seconded by - Dane Carried

8. PROPERTY MANAGER’S REPORT:

Shawn Solnik, rent in CP111, wrote Gilbert about the dog complaint and that his dog was not the one responsible for the deposits on our lawn. He wants to be cleared of this claim.

- CP111 has been cleared of dog deposit claim

Gilbert’s report on property.

9. GROUNDS DIRECTOR’S REPORT:

Dane: Driveway replacement with California drain – hold until virus is gone

Liam: Security gates

Marco: Quote from Coral Canada Wide for new HVAC equipment – Marco to meet Coral for consent

Parking stall 105 occupied by owner from unit CP310 – determination of when work will be done to correct leak through overhead ground cover.

Create a shared spreadsheet of who is parking in the visitor parking spaces.

Moved by

Seconded by

Carried by

10. BUILDING DIRECTOR'S REPORT:

HC203 & HC103 - there is moisture in the unit walls. Marco continues to investigate to see if it is coming from the building envelope or if it is within the units.

CP112 has Black mold growing on curtains and windowsill

CP111 still has Black mold

- Anita to send another letter.

11. SECURITY/ PARKING DIRECTOR'S REPORT:

Audit parking spaces in underground parking

- Tyra and Gayle to complete

12. NEW BUSINESS:

Marco: Contact electrical engineers to quote on load capacity for electric cars – Duane Morgan.
Appraisal report \$1,200 Suncorp to be done

Tyra: Discussion on the secretary role to this month's agenda.

Heidi: Strata newsletter - brainstorming on any additional items
Summer barbecue - discussion on dates and logistics

Liam: Improve green space - discussion on shared items and games to use in green space.
Garden Box

13. ADJOURNMENT:

Meeting adjourned at 9:24

Moved by - Marco

Seconded by - Heidi

Carried

Next meeting tentatively scheduled for: July 21, 2020 @ 6:30 pm

Location: in common green space area