

**MEETING OF THE EXECUTIVE COUNCIL  
STRATA PLAN VIS2720 – HAMPTON/CHURCHILL  
HELD ON MONDAY, July 20, 2020 AT 6:30PM**

**COUNCIL MEMBERS:**

ANITA WALPER

GAYLE CHONG

TYRA SHUPE

LIAM NORDBY

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

REGRETS - Marco Taccarelli, Don Bridger and Shick Singh

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**1. CALL TO ORDER:**

Green space between Hampton Court and Churchill Place

Call to order at 6:42 pm

**2. Hearing for Daljit Chaytors**

Section 144 exemption from the rental restriction bylaw discussion

Application Withdrawn by Daljit Chaytors - HC403

**3. APPROVAL OF MINUTES:**

Approval of June 23, 2020 Council Minutes

Moved by - Heidi

Seconded by - Gayle

Carried

4. **ARISING BUSINESS:**

Liam:

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

- Tabled

Have bollards been ordered?

- Waiting to hear from Shick on amount of bollards that need to be ordered.

Gilbert:

Morgan Electrical Group Ltd. – order for two circuits placed?

Move to proceed to install 2 circuits at quoted estimate of \$835 + GST

Moved by - Dane      Seconded - Liam      Carried

Motion for residents that are using plug ins for their EV's on West side of electrical room to be charged \$20/month for usage of electricity.

Moved by - Liam      Seconded - Anita      Carried

5. **BUSINESS ARISING:**

Gilbert Gutfreund business arising from minutes.

EV vehicles in underground parking – remove or fine?

Motion to fine any vehicle \$200 that is plugged into the ceiling if they are in contravention of our request to cease and desist.

Moved - Gayle      Seconded - Dane      Carried

Rental units in compliance?

- Ensure all rental units have a signed copy of Form K on file.
- Review rental waitlist and update any changes.

No signed contract with Sutton

- Discussion taken place, contract to be signed as per agreement.

Status of fence variance

- Communications are ongoing with Northwest fencing re: permit application with City of Victoria.
- Northwest fencing to be contacted by property manager.

Update lists

- Need to revise the Strata Emergency numbers and contractors list.

**6. CORRESPONDENCE:**

Positive feedback on Newsletter has been received.

**7. CHAIRMAN'S REPORT:**

Strata building matters have been fairly quiet with a few people moving in – some of these were due to a death of the owner.

There have been quite a few new fobs granted to existing owners at a price of \$10 each.

**8. TREASURER'S REPORT:**

Review Financial Statement of June 2020

- Gayle will meet with Sutton's accountant regarding next years budget.

Moved by - Gayle                      Seconded by - Heidi                      Carried

CP112 - To be fined with interest added for outstanding payment of fees.

- Property manager instructed to apply fines and interest.

**9. PROPERTY MANAGER'S REPORT:**

Gilbert's report on property.

Quote received from Coral Canada Wide for new HVAC equipment. Copies to be sent to council members and Marco to review quotes with Gilbert.

The owner of HC301 Gerry Fox passed away on June 29, 2020. His daughter Andrea Fox is one of the executors of the estate. Andrea and her brother would like to pass the unit on to their mother to live in. Parents are split. They do not want to sell the unit so renting it to their mother would resolve this problem.

Motion to grant permission to rent the unit to the mother. Form K will be required.

Moved by - Anita                      Seconded by - Gayle                      Carried

Motion for suncor to proceed and make changes per Roger Taylors instructions of March 18, 2020. Property manager to forward to suncor.

Moved by - Dane                      Seconded by - Anita                      Carried

Motion to have Property Manager instruct Seafirst to increase replacement costs of buildings from 16 million to 24 million.

Moved by - Heidi                      Seconded by - Gayle                      Carried

The renter of CP109 would like to store his electric walker in the east end stairwell of Churchill Place rather than in his unit. There are no bylaws that cover this type of storage. There are currently no spaces available in the underground parking for this walker.

Motion to have request denied and walker to be stored within unit. Anita to contact resident.

Moved by - Dane                      Seconded by - Anita                      Carried

#### Complaint

Property Manager to contact Golden Glow re: bicycle complaint from HC308

Moved by - Heidi                      Seconded by - Dane                      Carried

CP111 still has black mold on the curtains

CP112 has black mold growing on the curtains and windowsills

- Check Bylaws for compliance with gaining entry to suite to verify where the black mold is coming from.

HC103 & HC203 both have moisture in the unit walls.

Marco to determine if the moisture is coming from the building envelope or if it is within the units.

- Gayle to locate a restoration company to do inspection and will report back to Gilbert.

### 10. **GROUND'S DIRECTOR'S REPORT:**

Dane:

Driveway replacement with California drain – hold until virus is gone.

- Received 1 of 2 quotes awaiting second quote.

Dumping

- Newsletter entry to remind residents to not dump household articles in dumpsters or common area and to break down boxes.

Bikes

- Spring cleaning of Bikes to take place by Dane and Marco.

Power washing driveways.

- Pressure Washing estimates - awaiting additional quotes tabled for next meeting.

## **11. SECURITY/ PARKING DIRECTOR'S REPORT:**

Anita and Liam maintaining list of Fobs

Liam has fixed the pole that was hit in the parkade.

Parking unit 105 occupied by owner from unit 104 (CP310) – determination of when work will be done to correct leak through overhead ground cover. Liam awaiting quote from Flinstones.

## **12. NEW BUSINESS:**

Contact electrical engineers to quote on load capacity for electric cars

- Property manager to follow up with BC Hydro on a 3 year demand load.

Heidi:

Strata bylaws need changing about age of hot water tank so that it matches our new requirement for renewal of the hot water tank.

- Need to amend bylaw wording on the hot water tanks.

Strata newsletter

- Feedback has been positive.

Far-A-Party— August 23, 2020 2-5 pm

- Investigate Grants available

Liam:

- Improve green space by confirming types of games/items to use
- Garden box

Gayle:

- Small library at front of each building

## **13. ADJOURNMENT:**

Meeting adjourned at 9:25 pm

Moved by - Anita

Seconded by - Dane

Carried

Next meeting tentatively scheduled for: August 18, 2020 @ 6:30 pm

Location: TBD