

APPROVED MINUTES

MEETING OF THE EXECUTIVE COUNCIL

STRATA PLAN VIS2720 – HAMPTON/CHURCHILL

HELD ON TUESDAY, FEBRUARY 16, 2021 AT 6:30PM

COUNCIL MEMBERS:

GAYLE CHONG	PRESIDENT
KEVIN JONES	VICE PRESIDENT
HELEN MERLOT	TREASURER
TYRA SHUPE	SECRETARY
LIAM NORBY	SECURITY
DANE PHILPOTT	LANDSCAPING
MARCO TACCARELLI/LIAM NORDBY	BUILDING MAINTENANCE
GILBERT GUTFREUND	PROPERTY MANAGER
DON BRIDGER	ACCOUNTANT
MARCO TACCARELLI/GAYLE CHONG	FIRE MARSHALS

Regrets -

1. CALL TO ORDER:

TBD

6:42p.m.

Approval of Agenda

Moved by - Gayle Seconded by - Helen Carried

2. APPROVAL OF MINUTES:

Approval of January 19, 2020 Council Minutes

Moved by - Gayle Seconded by - Dane Carried

3. PRESIDENT'S REPORT:

(A) Bathroom Humidity Fans

Discussion re: humidity fans missing in some units

Gayle to discuss further with Marco to determine next step.

Motion to Educate and deal with issues on case by case basis.

Moved by - Helen Seconded by - Dane Carried

(B) BECA Report status

Discussion re: timeline

Awaiting timeline from company

(C) Sutton Work Orders

Sutton to no longer create work orders- Gayle and Helen

4. TREASURER'S REPORT:

Discussion re: January financials

Arrears -

CP111

CP112 - Gilbert to follow up on outstanding amounts on this

CP305

HC103

HC208

HC317

HC401

HC402

HC406

Moved by - Gayle Seconded by - Dane Carried

5. PROPERTY MANAGER'S REPORT:

Gilbert to talk to Insurance adjuster re: slip and fall of 2018

6. OLD BUSINESS

(A) Window Quotes

Quotes for windows from 2 companies have been requested and quotes from construction companies.

- Gayle to discuss with Dane about these quotes - bring forward for March

(B) Depreciation Report

Gayle will follow up with Roger on the concerns

(C) Fire Deficiencies

Report on status of these being fixed

\$2000 was budgeted to in January to fix deficiencies

Awaiting company to come in and fix deficiencies

(D) CP Lighting

Awaiting call back from contractors to come and install

(E) Fence Variance

Survey has been completed, waiting on city for comments.

We continue to await the public hearing.

(F) Trip and Fall hazard front of HC

Waiting on Orca to schedule this

Scheduled with Orca Masonry at \$5000.34.

(G) Muloney Painting

Painting to start beginning of March

Grey/blue has been picked

Marco has picked up the corner protectors

(H) Strata's own server

Awaiting to obtain the hosting site.

(I) Contractor list to be updated by Gayle

Gayle continues to work on this.

(J) Cleaning of HC lighting

Quote of \$420 to clean light fixtures while painting is going on.

Golden Glow to clean these.

Discussion re: changing the hallway lighting

Helen, Dane and Gayle to obtain quotes on interior lighting and parkade

(K) Fence out front of HC

Marco and Liam to fix the fence out front of HC where the REB lockbox was cut out.

- Marco continues looking for the materials - carried forward to March meeting. - Update?

(L) CP Fence height

Liam was to look into options. - Carried forward to March

(M) Hot Water Tanks and Fireplace maintenance

Tyra continues to await an email address.

Tyra working with Gilbert to send out emails to all owners to obtain information.

(N) Securing the Entry-phones

Approved \$2200 to secure entry phone unit - Helen continues to await information from

Paladin to have unit made and installed.

(O) HC107 pest control

Rat Problem has been taken care of.

(P) Charcoal filters

Have we scheduled to have this completed?

Waiting for these to be manufactured. There is a backlog but they will be installed upon receiving them.

(Q) CP Flowers

Facing entry, flowers only in beds to the right. Bed area approx 150 sq feet.

Annuals are spaced at 12" we will need ~125 plants.

Annuals are ~ \$3, so ~\$375 for the bed.

Discussion re: obtaining perennials instead of annuals

Dane, Gayle, Helen and Tom to discuss

Motion to approve \$500 towards cost of flowers in front of CP

Moved by - Helen Seconded by - Gayle

Against - Dane, Kevin, Marco and Tyra - Not carried

(R) Towing Signs

Motion to obtain Vinyl stickers for Towing signs - \$100

Moved by - Helen Seconded by - Gayle Carried

(S) Cracks in Parkade

Did any more cracks appear? Gayle to look into this and follow up with Liam.

7. NEW BUSINESS:

(A) Owners Form -

Kevin has completed this

(B) HC215 Balcony

Discussion re fixing the balcony

Marco to obtain quote on this

(C) Mattress in stairwell

Was there any video reviewed - No

Kevin will review the video.

(D) Noise Complaint CP411

Gayle had a discussion with the owner about this.

(E) Replacing side door and fire door knobs

East side of HC and CP

Marco to take a look at this

- Bring forward to March meeting

(F) Strata Keys

Need to go through keys to identify where these belong

(G) Window Cleaning

Gayle to obtain quotes on window cleaning companies

(H) Patching and sealing building

Discussion - Marco to take on project and obtain cost on this.

Helen will assist with obtaining these quotes

8. ADJOURNMENT:

Meeting adjourned at 8:36pm

Moved by - Helen Seconded by - Tyra Carried

Next meeting tentatively scheduled for: March 16, 2021 @ 6:30 pm

Location: TBD