

# Approved Minutes Strata 2720 Council

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June 22, 2021

## Council Members

Gayle Chong	President	In Attendance
Kevin Jones	Vice President	In Attendance
Helen Merlot	Treasurer	In Attendance
Helen Merlot	Acting Secretary	In Attendance
Liam Norby	Security	In Attendance
Dane Philpott	Landscaping	In Attendance
Marco Taccarelli / Liam Norby	Building Maintenance	In Attendance / In Attendance
Gilbert Gutfreund	Property Manager	Did not attend
Don Bridger	Accountant	Did not attend
Marco Taccarelli / Gayle Chong	Fire Marshals	In Attendance / In Attendance
Tyra Shupe	Member at Large	In Attendance for items 1-5

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- 1) Skype meeting called to order at 6:37pm
- 2) Approval of June 22, 2021 Agenda  
Moved by Helen      Seconded by Dane      1 abstention      Carried
- 3) Approval of Minutes  
Moved by Marco      Seconded by Gayle      1 abstention      Carried
- 4) In-Camera Discussion

Motion to request a council member's resignation from the council due to the strained and difficult relationship between the member and the rest of Council.  
Moved by Helen, Seconded by Gayle, 4 in favor, 2 abstentions, 1 recused

Carried

Member has refused to resign

- 5) Council Standard Operating Procedures
  - a) Tabled for new council following 2021 AGM

Council (minus Tyra) reconvened to the greenspace; meeting resumed at 7:12pm

- 6) President's Report
  - a) Education Campaign (water saving tips, window condensation, lock bicycles)
    - Tabled for the Fall
  - b) Bylaw Amendments 1-4 (prepared by Justin Hanson) – discussion and vote
    - Motion: All bylaw amendments to be presented at the AGM as writtenMoved by Gayle      Seconded by Dane                      1 against

Carried

- 7) Property Manager's Report
  - Gilbert not in attendance

- 8) Treasurer's Report
  - Motion to accept April finances  
Moved by Liam      Seconded by Dane
  - May finances were received too late to be presented at this meeting

Carried

- 9) Old Business
  - a) HC Fence
    - Quote received from NW fence of \$1502.24 to cover both access points with expanded metal
    - Motion \$1600 for expanded metal over easy access points
      - (1) \$800 from HC fence budget for HC access point
      - (2) \$800 from R&M budget for CP driveway access pointMoved by Helen      Seconded by Dane
  - b) Bulk toilet quote
    - Tabled for discussion for fire/ unit safety inspection
  - c) Website
    - Working properly now, ongoing

Carried

- d) Concrete cracks
- Tomorrow (June 23) will have an update
- Liam
- e) CP fence easy entry point
- See item 9a
- f) Hot Water Tank / Fireplace List
- Gayle and Kevin to meet to discuss data entry
- Gayle, Kevin
- g) Bathroom Fan education
- Nothing received
  - Tabled – Gilbert not in attendance
  - To be posted when received
- Gilbert
- h) Lot 22 Balcony
- Repair complete (Knappett @ \$2217)
  - Diccico stucco quote ~\$1900
  - Motion to approve \$2000 max for stucco repair to Decicco  
Moved by Gayle    Seconded by Dane
- Carried
- i) Inspection of 5 windows (3 HC, 2 CP)
- Lot 78 requires glass replacement
  - Remaining units are improving with weather- recommend maintaining good ventillation
  - Lot 8 – mold issues require investigation
- Ilan
- Ilan
- j) Summer events
- Picnic Aug 28
  - Motion to approve \$200 budget from petty cash  
Moved by Gayle    Seconded by Dane                            1 against
  - Spring cleaning – bin and storage room cleanup date TBD  
(1) Dane to confirm restrictions (any prohibited waste?)
  - No newsletter will be created
- Gayle, Dane
- Carried
- Dane
- Dane
- k) EV Charging Stations
- Grants available? – nothing received
  - Tabled indefinitely – no council member is currently able to take on the project
  - Electrical load assessment was conducted in the past – to be located for future reference  
Gayle to ask Roger  
Kevin to check Google Drive
- Gayle
- Kevin
- l) Council Meeting June 8, 2021
- Motion: To approve Knappatt to go ahead and do the demo and repair of the balcony of Lot 22 for \$3234.00 as quoted, not to exceed a maximum of \$5000.00
- Moved by Gayle                    Seconded by Helen
- Carried

10) New Business and Discussions

- a) Working Depreciation Report
  - Updated estimates – nothing received Gilbert
  - Sump pumps done 2 years ago (both) – Liam to provide updated expected useful remaining life Liam
- b) Operating Expenses Budget 2021
- c) AGM capital expenses (items to be presented and voted on at the AGM)
  - Exterior caulking and sealing \$180K  
Moved by Helen    Seconded by Marco Carried
  - Carpet replacement will not be presented this year
  - CP paint (ceiling and hallway walls), not to exceed \$23 000  
Moved by Dane    Seconded by Marco Carried
  - Unit doors (blue as per owner vote), not to exceed \$13 500  
Moved by Marco    Seconded by Liam Carried
  - Hall and unit lights – hard numbers to follow  
Moved by Helen    Seconded by Dane Not Carried
  - Items approved to get quotes (decision to include at AGM will be made at the next council meeting):
    - (1) Tree and bush trimming (2 quotes approved) Dane
    - (2) Greenspace entry fobs and additional required security Helen
    - (3) Greenspace bench – no action approved
- d) Council term limits – discussion
  - No motion made for term limits
  - Motion for no term limits  
Moved by Helen    Seconded by Kevin Carried
- e) Fireplace bylaw exemption – discussion
  - Inspection required for insurance purposes Gayle
- f) EV outlet – parking reassignment
  - Liam gave up parking spot
- g) Common area use and storage of personal effects
  - Letter will be sent to Lot 69 requiring cleanup of items on common property within 60 days Gayle
  - Letter will be sent to [HC ??? (right of entry)] requiring cleanup of Balcony Gayle
  - Flyer to be posted as a reminder that bicycles cannot be stored on Balconies Helen
- h) Balconies – bicycles and junk – discussion
  - See item 10 g
- i) Guest Parking

- Guest parking to be provided 2-15 days (no single night parking)
- j) Concrete crack sealing and curb repair
  - Tabled for next meeting due to adjournment Dane
- k) Firedoor replacement
  - Tabled for next meeting due to adjournment Dane
  
- 11) Completed Projects
  - a) Window cleaning Dane
  
- 12) Adjournment and next meeting date – July 27<sup>th</sup>, 2021
  - Motion to approve adjournment at 9:30pm
  - Moved by Helen    Seconded by Dane Carried

Next meeting scheduled for: July 27<sup>th</sup> @ 6:30 pm in the greenspace