## Approved Minutes Strata 2720 Council

## July 27, 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
Liam Norby	Building Maintenance	In Attendance
Gilbert Gutfreund	Property Manager	In Attendance
Don Bridger	Accountant	Did not attend
Gayle Chong	Fire Marshal	In Attendance

- 1) Meeting called to order at 6:33 pm
- 2) Approval of Agenda

Moved by Gayle Seconded by Dane Carried

3) Approval of Minutes

Moved by Gayle Seconded by Dane Carried

- 4) President's Report
  - a) The Council accepted the resignation of Tyra Shupe.
  - b) Is there an unauthorized rental in HC?

		i) Gilbert to investigate: Title search, Form K and confirmation of relationship from listed owner	Gilbert
	c)	Orkin contract – discussion	
	•	i) All concerns have been addressed following discussion with management	
		ii) Ensure pesticides are not in use as per current ban	Gayle
	d)	Extra storage space – discussion	,
	- ,	i) Next unit in line on waiting list to be offered the storage space at a rate of	
		\$30/m motion	
		Moved by Gayle Seconded by Dane	Carried
		ii) Gilbert to provide storage form	Gilbert
	e)	Sutton strata fee collection – discussion	
	,	i) Gilbert will follow up and ensure no units have been missed	Gilbert
	f)	Letters – report:	
	,	i) Lot 102 – noise	
		ii) Lot 95 – bikes on balcony	
		iii) Lot 19 – cluttered balcony	
		iv) Lot 105 – vehicle oil leak	
		v) Lot 66 noise complaint-to seek other complaints to confirm (July 24 @ 4:00 am)	
		(1) Lot 65 unoccupied	
		(2) Lots 67 and 77 will be contacted as part of investigation	Helen
5)	Pro	operty Manager's Report	
	a)	Due to change in Property Manager ownership, Sutton has given notice effective	
		Sept 30 at the request of council	
		i) Gilbert has provided 2 proposals for a future contract	
		ii) Ecopy of proposals has been requested	Gilbert
	b)	2 insurance claims finalized; \$500 deductible charged to the Strata	
	c)	AGM package info required 21 days + 5 business days for Sutton to create and	
		distribute the required documents	
	d)	Townhall recommended to discuss financial plan with owners prior to AGM	
6)	Tre	easurer's Report	
	a)	Request owners turn off pilot during the summer to reduce gas cost	
		Moved by Gayle Seconded by Dane	Carried
7)	Old	d Business	
	a)	Working Depreciation Report / Op Budget	
		i) Recommended CRF fee increases to meet an eventual remediation expense (~2030)	
		ii) Sutton to provide calculations for exact strata fee increase (each unit at each	
		rate) for townhall / AGM	Gilbert
		iii) Sutton to provide contact information for professional project estimator	Gilbert
	b)	AGM capital expenses list	

		i) Tree and bush trimming		
		Motion to present quotes as 2 resolutions		
		Moved by Helen Seconded by Kevin	Carried	
		ii) Greenspace entry fobs \$2200/ea for 4 doors, \$5145/ 2 doors		
		Motion to present option for West end doors (2 doors)		
		Moved by Helen Seconded by Liam	Carried	
	c)	HC Fence		
		i) Clips and brackets are on order, but delayed by pandemic supply problems		
		and will be installed when available		
	d)			
		i) Motion to approve contract as quoted (\$1126.65/m retroactive to July 1)		
		Moved by Dane Seconded by Liam 1 opposed	Carried	
8)	Ne	ew Business and Discussions		
	a)	AGM CFR investment options		
	•	i) Motion to present Marketwise option at AGM		
		Moved by Helen Seconded by Gayle	Carried	
	b)	HC front entry drainage issues		
		i) More to follow	Liam	
		ii) Concrete crack sealing and curb repair quote \$7300		
		iii) Tabled for 2023		
	c)	Fire door replacement		
		i) Fire inspector scope of work		
		ii) Signage on security room door (inside) "Please ensure door is closed"	Liam	
	d)	Roof cleaning		
		i) September		
	e)	Electric extension cord in parkade		
		i) Not in use - remove	Kevin	
	f)	Water pooling above parkade exit to greenspace (CP west end)		
		i) Will be resolved by RM		
	g)	Unauthorized signage		
		i) Signage will be removed if not authorized		
		ii) Gate entry awareness posters to be posted	Helen	
9) Completed Projects				
	a)	HC Fence	Helen	
	b)	Paving stone cleaning	Dane	
	c)	Website migrated	Kevin	
10) Adjournment and next meeting date – Aug 24 @ 6:30pm				
10)	Au <sub>.</sub>	Moved by Dane Seconded by Liam	Carried	
		ivioved by Danie Seconded by Liain	Carried	