

# Approved Minutes Strata 2720 Council

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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

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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) Property 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) Treasurer’s Report
  - a) Request owners turn off pilot during the summer to reduce gas cost  
 Moved by Gayle      Seconded by Dane Carried
- 7) Old 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

