

Approved Minutes Strata 2720 Council

August 24, 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 6:34 pm

2) Dowell Lawn & Garden presentation

3) Approval of Agenda with amendments

Moved by Helen

Seconded by Kevin

Carried

4) Approval of Minutes

Moved by Dane

Seconded by Kevin

Carried

5) President's Report

- a) Orkin is not using pesticides – snap traps only
 - b) Storage unit is rented to Lot 5 @ \$30/m
 - c) July 30 - flood in Lot 52, down to Lot 37 and Lot 22. No Strata damage and Strata not involved.
 - d) August 2&3 – kitchen sink backup in Lot 11 fixed (replaced drainpipe and increased slope) by Rather Be Plumbing
 - e) EV outlet issue
 - i) Lot 3 has the space next to the outlet, but did not seek council approval prior to EV purchase
 - ii) Lot 15 is located close to the outlet and did seek council approval prior to EV purchase
 - iii) Lot 15 purchased an adaptor to allow both vehicles to charge; Lot 3 periodically unplugs the adaptor
 - iv) Gayle to continue working to a shared outlet solution Gayle
 - v) Gilbert to ensure both units are charged for outlet access \$30/m starting September 1, 2021 Gilbert
 - vi) Gayle to get advice from electrician August 25 on load and possible solutions Gayle
 - vii) Kevin to create EV form & waitlist Kevin
- 6) Property Manager’s Report
- a) Bid for contract update from Sutton
 - i) Financials only quote to be provided Thursday Gilbert
 - ii) Gilbert recommends proceeding with quotes already received
 - b) AGM document requirements
 - i) Resolutions
 - ii) Budget
 - iii) Gilbert to send copy of agenda to council Gilbert
 - c) Townhall
 - i) Amendment to budget allowed at AGM
 - ii) Amendment to resolutions allowed at AGM
 - iii) Due to lack of time a townhall will not occur this year; recommend considering a townhall early 2022
 - d) Secretary for the AGM
 - i) Helen has volunteered, provided she is permitted to take an audio recording to ensure nothing is missed due to overlapping duties
 - e) HC406 Title search
 - i) Gilbert will get it done August 25 Gilbert
 - f) Strata fees – shortages investigation
 - i) Gilbert is making progress and will ensure it is completed prior to new management taking over Gilbert
- 7) Treasurer’s Report
- Moved by Dane Seconded by Gayle Carried

- 8) Old Business
- a) Liam to continue working towards a solution with Orca ref the HC entry walkway drainage Liam
 - b) Orca concrete crack sealing quote for \$6156.00 to be completed Liam
 - c) Electrical room door sign – see 10a Liam
 - d) Roof cleaning and inspection to be completed in September Dane
 - i) Ask Ian to check on birds prior to commencement of work
- 9) New Business and Discussions
- a) Finalize 2022 Budget
 - b) AGM resolutions
 - c) HC entry door – repair and maintenance
 - i) continuous hinge recommended (A-tech) – Gayle will get quote Gayle
 - d) In-depth depreciation report
 - i) Tabled – AGM 2022
 - e) Landscaping
 - i) Motion to accept Green Image annual contract, adjusted to Sept 5 - June 30 for initial year
 Moved by Dane Seconded by Helen Carried
 - f) Irrigation to be done by Green Image
 - g) Irrigation assessment Dane
 - i) Motion to approve up to \$400 for an irrigation assessment
 Moved by Helen Seconded by Liam Carried
 - h) GICs maturing Aug 24 and DATE
 - i) Money to be invested for a minimum of 91 days in F&G GICs at 0.5% interest
 - ii) New council to determine long-term investment following AGM
 - i) LED garage/storage lighting
 - i) Gayle to have electrician look at LED tubes to ID and provide supplier for replacements Gayle
 - j) Spring cleaning bin – tabled til spring
 - k) Management company
 - i) Motion to accept full financial services and al a cart management services quote provided by Pemberton Holmes
 Moved by Gayle Seconded by Kevin Carried
- 10) Completed Projects
- a) Electrical room door sign Liam
- 11) Adjournment 8:47; AGM – September 21 @ 6:00 pm @ the Legion
 Moved by Gayle Seconded by Helen Carried