

Strata Council Meeting
Wednesday, August 20, 2014

1. PRESENT: Gordon Farrell Aviva Levin
 Lindsay Armstrong Felix Zhang
 Carole Borthwick Corinne Inglis

REGRETS: Michal Harrison, Terry Ash

SPECIAL GUESTS: 6:30 pm 1. Ashton Plumbing – Brian & Connor Williams
 Hytec Water Mgmt. – Richard Lobb

7:20 pm 2. Allied Plumbing – Peter Horwood & Lance Clark

2. CALL TO ORDER: 8:10 pm

3. ADOPTION OF MINUTES

a. June 25, 2014 minutes – approved by email vote.

4. COMMITTEE REPORTS

a. **Social** – No Report

b. **Grounds and Gardening** –

- Tyax provided pricing to replace the rotten pressure treated lumber around the paving stones - \$5,950 plus GST. An alternate quote to replace all of the lumber with re-enforced concrete is \$6,700.00 plus GST. A second quote will be obtained from Curb Ease. *Council wanted to view a sample of the concrete edging before making any decisions. Defer to next meeting.*
- BC Plant Health Care provided a list of suggestions for work that needs to be completed.
- Bartlett did a walkabout and also provided a report.

The Strata Council discussed both arborists and because there have been a lot of ongoing problems with BC Plant health Care have opted to move to Bartlett.

c. **Fire & Security** – Michal – no report

1. The Strata Council is still encountering issues with someone in Bldg. C (7651) who is kicking the door from the parkade to the lobby, breaking the strike plate and causing a security issue for all residents. Residents are reminded that when they fob the doors, they must wait for the green light to come on before the door will open. It will not open when the light on the reader is red.
2. Block Watch – Caroline – no report
3. Executive Fire will be on site September 23, 24 and possibly the 25th for fire alarm testing. All suite alarms will be tested on the 23rd.

d. Maintenance

1. Exterior Painting project - has been completed. We are waiting to hear when Remdal will be on site to correct their deficiencies.
2. Energy House was on site today to complete the Class A vents that were missed on the roof and private decks. The pool pump stacks were also painted today.
3. Energy House has not been able to locate an alternate electric fireplace wattage that does not need its own circuit breaker. *This may mean that the proposed project will be cancelled entirely.*
4. Appliances in the laundry room - The new Heubsch washer and dryer have been installed in the laundry room. *We have had positive feedback and understand that owners are very happy with the results of cleaning their sleeping bags and comforters.*
5. The new mailboxes in Bldg. C have caused a lot of issues. Canada Post were on site today and we are hoping the postman does not encounter any more difficulties with opening and closing them.
6. Chimney cleaning will take place on Tuesday, September 16, 2014. *If an owner does not comply they will have to pay for the chimney to be serviced.*
7. Ashton provided a quotation to clean all drains from the parkade for \$3,491.25 and from the roof for \$2,835.00 totalling \$6,326.25. *Corinne is to obtain a second a quotation from Allied.*
8. A re-piping quote will be available in a week and is being provided by Brighter Mechanical who specialize in re-piping. They are a one stop shop and do engineering and re-piping as well as painting and drywall repairs.
9. Richmond Elevator is increasing their price for servicing the elevators on a monthly basis effective September 1, 2014. The new cost is \$422.00 monthly from \$409.00.

e. Shared Facilities

1. Don Pinkham, the site contact for Ashford and Woodridge, is moving to the BC interior. Don's last day is August 23rd. His replacement is Marco.
2. The new leather chairs that have been ordered for the lounge should arrive on Thursday, September 4, 2014. *The two Queen Anne chairs will be offered to a resident who may be in need of furniture. We will need a coffee table, side tables and art work to complete.*
3. Murphy bed in the lounge? Appx. \$1800 value. *Defer to 2015.*
4. Obtain a quote to raise the height of the pool fence where the pool jumpers enter the pool area.

5. NEW BUSINESS

- a. Council discussed whether to stay with Corona for our plumbing needs.

Deferred.

b. CHOA seminars - declined.

c. 2015 vacation - 3 week cruise thru the Panama Canal for Corinne.

Approved but we will need someone in the Cypress office to fill in.

6. OLD BUSINESS

7. CORRESPONDENCE

Outgoing

a. 14 Bylaw infractions were sent to residents related to:

- No planter boxes on railings
- Not submitting a Form K (Notice for having a new tenant)
- Not obeying posted children's hours at the pool
- Not obeying posted sign in the pool area
- Behaving in a boisterous/belligerent manner at the pool
- Drinking & drugs in the pool area
- Obstructing entrances while moving into the building
- Parking in visitor parking
- Parking in the carwash overnight

b. Notices were sent to rooftop deck owners with a skylight advising that they are responsible for cleaning up the leaves around the skylights.

c. Letter sent re hitting a sanitary drain. Owner was invoiced for costs.

Incoming

8. FINANCIALS

a. Accounts Receivable for August 15 is \$6,412.78 (5 owners).

b. Woodridge Shared Facility June financials were received.

c. Cypress Shared Facility June financials were issued.

d. Approval of Cypress March, April, May & June financials - approved subject to audit.

e. Fund Overview as of June 30, 2014:

CRF	76,488.51
Painting Reserve	<u>33,942.16</u>
Total	110,430.67
Repipe	41,505.66
Ext. Bldg.	4,959.65
Roof Top Deck	7,548.74
Future Remediation	25,075.75
Prior Years income	24,130.25
Current Year	<u>-5,392.10</u>

Grand Total	\$208,258.62
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9. OTHER BUSINESS

Our insurance appraisal of the property has increased to \$23,008,500.00 from \$22,459,800.00.

10. EMAIL VOTES

1. Council approved the purchase of a Heubsch washer and dryer for the laundry room located in 7651C.
2. Council approved the June 2014 minutes.
3. Council approved maintenance of the pool with one skimmer line.
4. Council approved Corinne's vacation day of Thursday, August 21.

11. MEETING ADJOURNED: 9:20 PM

12. NEXT MEETING: September 24, 2014 @ 6:30 pm