

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, November 25, 2015

- 1. PRESENT:** Gordon Farrell
Felix Zhang
Carole Borthwick
Linda McLaren

REGRETS: Lindsay Armstrong, Aviva Levin, Cyrus Pun

2. **CALL TO ORDER:** 6:55 pm

3. ADOPTION OF MINUTES

October 28, 2015 - approved by email vote.

4. COMMITTEE REPORTS

- a. **Social** - The Volunteer Party was held on Sunday, November 8th.
- b. **Grounds and Gardening** - Two quotes will be received shortly.
- c. **Fire & Security** - Block Watch - no report
- d. **Maintenance**
 - 1. Although Council requested new railings be installed at Plaza AB and Plaza CD, the railing manufacturer is stating that the concrete curb cracks must be repaired first. *Andrew will have the manufacturer return to the site to clarify the area(s) of concern.*
 - 2. A possible structural issue has been raised by an owner. RJC has visited the site and has put forth a proposal for formal inspection. *This item will be discussed in more detail at the AGM.*
 - 3. There was a problem with the drains in Building C which has resulted in Benchmark Mechanical being contracted to scope for possible blockage or breakage. *A formal scope has determined that the drains run toward Visitor Parking and then toward the street, where much to our surprise a second sump pump was discovered completely buried under three inches of soil. We are in the process of having the sump cleaned-out and determining the operating capability of the existing pump.*
 - 4. A quote was obtained to replace the tile outside the locker room of Building B. Dependent on the material chosen, the amount ranges from \$950.00 to \$1310.00, taxes included. *Council approved for \$950.00.*
 - 5. A quote was obtained to replace the carpets in the corridors and stairwells of A, B, and C with carpet tile. The quote was \$126,000, taxes included. *Council will be raising this topic with the owners. Council has requested an*

approximate value for the remaining remediation, to be discussed in conjunction with the carpet quote.

6. Due to illness and weather conditions, the skylight repairs have not taken place.
7. Two windows in one unit have been removed and are in the process of being repaired.
8. It was noted the drainpipe at the front of Building C was laying on the ground and there is a damaged drainpipe on the north side of Building B. *The drainpipe at Building C will be reconnected and the cause of the Building B drainpipe damage will be investigated further.*

e. Shared Facilities -

1. A Shared Facility Meeting needs to be arranged and an agenda set. *On November 29, 2015, Gord offered to call Ashford, Cypress D, and Woodridge to arrange a meeting.*
2. One large pool sign is still required. *Council will repair the existing sign in April.*
3. A quotation was obtained for supplying and installing replacement lights for the pool and patio, as the globe lights are falling apart. The value is \$5100.00. *Council approved.*

f. Bylaw Committee - Gord / Aviva

Update from Bylaw Committee - The process is ongoing.

5. NEW BUSINESS

- a. Please be advised that there is an error in the AGM package regarding strata fees. The amount shown in the package is the yearly amount, NOT the monthly amount. A corrected version will be issued with the AGM minutes. **Fees remain unchanged from last year.**
- b. Regarding Resolution B, the special levy amount is due March 31, 2016.

6. OLD BUSINESS

7. CORRESPONDENCE

Outgoing

- a. Letter to owner regarding oil leak, documentation required as proof of repair to vehicle, and additional clean-up of parking stall.
- b. Letter to owner regarding the strong odor of marijuana wafting into the hallway. This owner was advised to purchase a charcoal-based exhalant unit to blow into in order to absorb the odor directly or purchase a specialized deodorizer designed to eliminate residual exhalant.
- c. Letter to Cypress D regarding cost sharing of fire hydrant maintenance.

8. FINANCIALS

a. Accounts Receivable November 13, 2015 is \$2,081.38 (7 owners).

SL 42	332.97
SL 32	300.00
SL 81	50.00
SL 76	648.87
SL 20	690.90
SL 71	50.00
SL 104	<u>8.64</u>
Total	2,081.38

b. Woodridge Shared Facility October financials were received.

c. Cypress Shared Facility financials not ready.

d. Approval of Cypress October financials - not ready yet.

e. October 2015 Fund Overview

CRF	158,728.79
Repiping Fund	57,136.34
Exterior Building Fund	26,119.45
Future Remediation Fund	113,231.34
Grand Total CRF	355,215.92 (of which 140,000.00 is in a GIC @ 2%)
Current Year Surplus	<u>9,305.94</u> (Operating Account)
	364,521.86

9. OTHER BUSINESS

- a. **Digitizing Blueprints** - Gord and Linda have offered to help Cheryl with converting all Strata blueprints to disc.

10. EMAIL VOTES

1. Council approved SL14 for a bathroom and kitchen renovation.
2. Council approved proceeding with scoping of underground drains.
3. Council approved the October 28, 2015 minutes.
4. Council approved SL23 for an opening skylight.

11. MEETING ADJOURNED: 8:20 pm

12. NEXT MEETING: AGM, December 2, 2015