

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, September 24, 2014

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

REGRETS: Michal Harrison, Terry Ash

SPECIAL GUEST: 6:30 pm Cristina Toader, Colliers International, Cypress D

2. **CALL TO ORDER:** 6:40 pm

3. ADOPTION OF MINUTES

a. August 30, 2014 minutes - approved by email vote.

4. COMMITTEE REPORTS

a. Social - The volunteer party will be held on October 19, 2014 and will be organized by Gord, Carole and Aviva.

b. Grounds and Gardening -

- Tyax provided pricing to replace 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. *This item will be put into the 2015 budget and other quotes obtained.*
- Bartlett did a walkabout and provided a report. *Council has requested the report to be prioritized.*

c. Fire & Security - Michal -

1. Block Watch - Caroline - no report
2. Executive Fire was on site to complete the fire alarm testing. All suite alarms were tested on the 23rd. Those suites who were not available for testing are responsible for providing proof of inspection to the Cypress Office. *Two suites were fined \$200.00 for disconnecting their smoke detectors.*
3. A resident claims that on several occasions persons have attempted to enter their suite with keys. *They are going to investigate installing a small camera at the door and an alarm.*

d. Maintenance

1. Exterior Painting project - has been completed. Remdal has been on site completing their deficiencies. As part of these deficiencies, Ocean West will be on site starting October 6 to replace the rooftop tiles that have paint on them. *Once these deficiencies have been completed a re-inspection will be scheduled.*

2. Energy House will be back on site on Tuesday, September 30 as some of the Class A vents that they recently painted are already peeling.
3. The chimney inspections have been completed. *Proof of inspection must be provided within 30 days for those suites who did not provide access.*
4. 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. A second quotation came in at \$12,980.00. *Council approved the \$6,326.25 quotation from Ashton and want to know how badly the drains were clogged once the work has been completed.*
5. Associated Windows will be on site on September 30 to repair the wood windows/doors in five suites.
6. TLC, our cleaning company, have asked for a price increase of 4%. They have not asked for an increase in many years. *Council approved.*
7. The engineering quotations for the re-piping work in Bldg. B have come in at \$9,975.00 and \$8,911.35 respectively. These funds are to come out of the Re-piping fund as approved at the December 2013 AGM.

The Repiping estimated quotations have come in at \$133,875.00 and \$127,593.90 respectively and both include the restoration of the ceilings to their original condition. Although a separate price was requested, to use only Pex or Pex and 4" ductile Iron from the higher priced trade, none was received. Their quote is for Pex and Type K copper.

Using Hytec in lieu of re-piping

The Council has formed a committee to delve into more detail regarding the Hytec system versus re-piping. They will report back to the Council once they have received and compared the detailed information they require.

8. Plumbers - Rates, service, and companies - *Council requested references from one company before they will make a final decision.*
9. Erect 'PRIVATE PROPERTY NO TRESPASSING' signs? *Corinne to investigate the cost for three signs to the entrance areas of the property.*
10. Erect new building address signs? *Ie. 7511, 7531 & 7651? (An owner has volunteered to move the existing one for 7651 and purchase a new one). The Council would like to look into lighted LED signs for the front of the buildings with an automatic sensor and additional signage is on the to do list and will be looked into for all buildings.*
11. Raise the amount we charge for bike keys to \$5.00 per key as the cost from Al Scott Locksmith has increased? *Approved.*

e. Shared Facilities

1. The pool is closing for the season on Tuesday, September 30 at 11 pm.

2. The new leather chairs have been delivered to the lounge.
3. The dishcloths and dishtowels in the lounge need laundering from time to time. *Gord volunteered to wash these items.*
4. Parking issues. *Gord will fine tune a notice that will be sent to Bldg. D for approval. Once that is achieved we will have it translated to Mandarin and it will be distributed to all residents of the four buildings.*
5. The pool and patio furniture will be put away for winter by Gord, Felix and possibly Lindsay, if she is not working.
6. Another volunteer is needed to assist in checking the lounge. *A resident will be asked if they can assist once they are back from vacation.*
7. Fence quote to raise the height to 8' - *Corinne will email the quote to Council for their approval to raise the fence to 8' where the pool jumpers jump the fence.*

5. NEW BUSINESS

6. OLD BUSINESS

- a. The suite causing the overwhelming smell of marijuana in Bldg. B on the third floor has been identified. *Corinne volunteered to speak with them.*
- b. Fireplace not to code - send formal letter. *Approved.*

7. CORRESPONDENCE

Outgoing

- a. Six Bylaw infractions were sent to residents related to:
 - Not obeying posted signs in the pool area
 - Behaving in a boisterous/belligerent manner at the pool
 - Drinking & drugs in the pool area
 - Parking in visitor parking
 - Parking on private property
 - Colour of draperies - white or off white only
 - Disconnecting smoke detectors

Incoming

- a. Email received re \$200.00 fine and asking for lenience. *Council declined.*
- b. An owner did not feel that a move in or move out fee was due when there was no furniture involved. *Bylaw 5.1.h) states that these fees are due when owners or renters change, even if they move from one suite to another.*
- c. A resident is asking for permission to install a metal frame and door which will allow some electronic features to be included. *Council declined as the overall look inside the interiors must look the same.*

8. FINANCIALS

- a. Accounts Receivable for September 15 is \$5,638.30 (4 owners).
- b. Woodridge Shared Facility August financials were received. July is missing.
- c. Cypress Shared Facility July financials were issued.
- d. Approval of Cypress July financials - approved subject to audit.
The August financials have just been received and have not yet been reviewed.
- e. Fund Overview as of June 30, 2014:

CRF	94,136.85
<u>Painting Reserve</u>	<u>29,049.46</u>
Total	123,186.31
Repipe	49,118.69
Ext. Bldg.	9,146.17
Roof Top Deck	7,566.83
Future Remediation	33,484.16
Prior Years income	9,130.25
<u>Current Year</u>	<u>-880.49</u>
Grand Total	230,751.92

9. OTHER BUSINESS

The date of the AGM will be either December 2, 3 or 4.

10. EMAIL VOTES

1. Council approved the Aug 20 minutes with changes.
2. Council approved donating the Queen Anne chairs from the lounge to Ashford Place.
3. Council approved the extra insurance amount due to an increase in the appraised value of the buildings.
4. Council approved closing the pool on Sept. 30, 2014 at 11 pm.
5. Council approved towing a vehicle from visitor parking.

11. MEETING ADJOURNED: 9:50 PM

12. NEXT MEETING: October 29, 2014 @ 6:30 pm