

## Minutes

- c. Fire & Security – Block Watch –**

#### **d. Maintenance**

- i. One of the new railings in building B did come out completely. The handyman has fixed the railing. We would like to thank the owners who brought the problem to our attention.
- ii. Building C Deflection: Among the recommendations given by RJC (Read Jones Christoffersen Ltd.) Council decided to start with determining that the slab was constructed in accordance with the drawing, representative of the areas of the suspended slab would have to be scanned with radar to determine reinforcing bar spacing and slab thickness. RJC would need to chip open a sampling of reinforcing bars to confirm their size. The cost for this work would be approximately \$1,000 plus GST for a firm to complete a scan of four areas.
- iii. On June 4<sup>th</sup>, 2016 the alarm for the door on the parking area going into building C was set off. Gordon Farrell was able to fix the problem temporarily during the weekend in order to save some money, calls service during the weekend tent to be two or three times more expensive. Gateway Security System came the following business day and fix the problem, which involved replacing door contact.
- iv. Gordon Farrell volunteered to take the big brown lounge chair to repair.
- v. Corona Plumbing & Heating Ltd., replaced a broken pipe found on the third floor in building B. Two other suites on the first floor were affected by the water from the broken pipe. The Strata Council decided on contacting Tony Gioventu, executive director of the Condominium Home Owners Association of BC (CHOA) and seek his advice on how to proceed with the restoration process.
- vi. SL86 has requested to remove or resurface their courtyard. As long as the owner meets the safety requirement and does not damage the underlying surface the Strata Council agrees on its renovation. The owner will share the plan with the Strata Council and keep close communication on its renovation process.

#### **e. Shared Facilities –**

- i. Fitness room. Council approves \$200 to fix the treadmill. The office will request information on a more economical bench in the same range of the suggested one for the amount of \$1,200.00
- ii. Games room: Carole Borthwick will start working on the games room this coming week.

#### **f. Bylaw Committee – Gordon Farrell & Oliver St. Quintin**

- i. Update from Bylaw Committee: Council will look at consulting with Tony Giaventu (CHOA) the review of the current Strata Bylaws.

## 5. NEW BUSINESS

- a. A strong tobacco smell has been reported on the first floor in building B. Council decided to send a warning notice to the responsible suite and would like to remind all owners and renters that by law no one should be smoking inside the building. Free smoke.
- b. A barking dog has been reported on building C. A warning notice has been sent and Council would kindly remind to all owners and renters that no dogs are allow in the property.

## 6. OLD BUSINESS

## 7. CORRESPONDENCE

- a. An incoming email from SL66 requesting the late fee from the levy to be waived. The owner was out of the country and thought the payment got processed automatically. Council consulted and agreed to waive the late fee.

## 8. FINANCIALS

- a) Accounts Receivable as of May 17, 2016 is \$3,892.45 involving 17 owners. \$1,553.43 is due to delinquency with respect to payment of the special levy by six owners.
- b) Woodridge Shared Facility May 2016 financials were received with thanks.
- c) Cypress Shared Facilities May financials were issued.
- d) Cypress May 2016 financials were approved.
- e) Fund overview as May 31, 2016:

Contingency Fund	155,215.09	
Special Levy Fund	28,059.29	
Repiping Fund	56,016.14	
Exterior Building Fund	390.63	
Future Remediation Fund	158,691.70	
<b>Total Funds</b>	<b>398,372.85</b>	(of which 140,000.00 is in a GIC)
Current Year Surplus	<u>23,326.51</u>	
Total Owner's Equity	421,699.36	

## 9. MEETING ADJOURNED: 8:49 PM

## 10. NEXT MEETING: July 27, 2016