
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, May 19, 2005

In the Amenity Room at 10523-134th St. Surrey, BC

MINUTES

In Attendance

Ann Chambers - President

Holly Chartier – Vice President

Virginia Guay

Chris Downs

Trevor Wilson

Brian Spencer - Dorset Realty Group Canada Ltd.

Absent: Noella Cloutier-Treasurer

1. Call to Order

The Strata Council President Mrs. Ann Chambers at 7:04 PM, called the meeting to order.

2. Approval of the Minutes of the Last Meeting.

It was **MOVED** and **SECONDED** and **CARRIED** to adopt the minutes of April 21, 2005.

3. Business Arising from the Previous Minutes

There was no business arising.

4. Regular Business

Property Managers Report

Directives

21 Directives from the meeting held on April 21, 2005 were reviewed.

Incidents

1. There was a water escape in Unit #0205-GC and #0105-GC suffered damages also. The cause was the failure of a fill valve in the clothes washer. It was agreed that this damage was sudden and accidental and the damage repair costs would be covered under the Strata Corporation's Insurance.
2. Newspaper strips were being thrown from upper levels in GC. This has stopped.

Work completed/in Progress

1. The bi-annual inspection of the in suite smoke detector testing has been completed.
2. The new colour security cameras and system have been installed. Some further adjusting and "tweaking" is ongoing.

3. The Deck repairs on #410-PC is in progress. There is some delaminated plywood on the deck. Council had to choose a new deck membrane material as the original material is no longer available.

Building

Newsletter

An owner provided a suggestion for couple of new names for the newsletter. The Council thanks the Owner for his input. The suggestions will be reviewed and considered by Council.

Insurance appraisal

Suncorp Valuations provided an updated appraisal dated April 18, 2005 that increased the CRN (Cost of Reproduction new) to \$25,209,700.00. This is an increase of \$1,669,000.00. The increased, prorated, premium cost is \$1,024.00.

It was **MOVED and SECONDED** to approve the contract renewal for appraisals for a 3 year term from Suncorp Valuation for \$850.00.

The MOTION was PASSED

PC – Elevator door safety

It was **MOVED and SECONDED** to include discussions at the next operating budget meeting in October to consider upgrading the elevators in Parkview Court by installing 2 electronic door closer detectors at a cost of \$4,800.00 plus GST by ThyssenKrupp Elevator.

Discussion: At the present time, there are mechanically operated safety bars only on the elevator doors.

The MOTION was PASSED

#0305 GC – air draft in the living room

RDH requested additional information on the problem. Another inspection is scheduled. Close up photos of the window components will be sent to RDH for review.

Financials/Receivables

Current Financial Statement

Council reviewed the financial statement for April and March 2005.

- The Operating account balance as of April 30, 2005 = \$34,448.06.
- The Contingency Reserve Fund account balance as of April 30, 2005 = \$77,200.08

Invoice for approval

It was **MOVED and SECONDED** to authorize the payment of Invoice #1709556 to Clark Wilson for \$197.71 for Strata Matters.

The MOTION was PASSED

Receivables report.

- 1) As of April 30, 2005 the receivables = \$15,375.00
- 2) As of May, 17, 2005 the receivables = \$16,726.32.

Correspondence

23 correspondence letters were reviewed.

Requests from owners:

Visitor pet approval

An owner from GC has requested approval for a visitors pet. Only pets for residents require approval. Visitors must abide by the pet bylaws.

Pet approval

It was **MOVED and SECONDED** to approve a pet cat for the Owner of Unit #1008-GC.

The MOTION was PASSED

Noise complaint

An Owner has complained about excess noise from a Unit above. It was noted that the tenant was in the process of moving out on some of the dates of the complaints. It was confirmed that the renter moved out on Sunday, May 15, 2005. This should end the source of the nose complaints. The Owner's other complaint about noise on May 17th and May 18th must then have been coming from another Unit.

5. New Business

Security equipment

Anti-theft security will be added to the security equipment.

Security camera

A camera will be re-installed in the Parkview Court lobby. The number of camera views will be increased to cover the parkades.

Security Camera invoice

It was **MOVED and SECONDED** to approve payment of the Arpel invoice for the supply and installation of the security cameras.

The MOTION was PASSED

Security access card system

It was **MOVED and SECONDED** to proceed with the installation of the new security access card system. Funds will be borrowed from the Contingency Reserve Fund and replaced when the funds from the Special Levy are received.

Discussion: 50% of the funds have already been received from the Special levy.

The MOTION was PASSED

Spring and Summer Watering

A watering notice will be sent out with the minutes.

Parkview Court roof.

RDH will be contacted to follow up on their inspection of the PC roof.

Warranty maintenance.

PBEM (Pacific Building Envelope Maintenance) will be contacted to follow up on the warranty maintenance program.

Renewals plan

PBEM will be requested to provide a quote for a long term equipment and structural component renewal plan.

Settlement surplus funds. (interest)

Legal advice will be obtained so Council can decide on how to properly direct the surplus funds in the settlement account.

Bylaw infraction

There are black blinds on a window on a ground floor unit.

Tables for PC

An Owner has notified the Council that more tables are for sale that could be used in the PC amenity room. It was agreed that this type of tables is quite heavy and they do not fold away. The Council agreed that a fold away design would be more appropriate. The Council does thank the Owner for bringing this to the Council's attention.

6. Adjournment

There being no further business the meeting was adjourned at 8:40 PM until the next meeting to be held on **Thursday June 23, 2005** at 7:00 PM in the amenity room at 10523 134th St., Surrey, BC.

Respectfully Submitted - Dorset Realty Group Canada Ltd.

If you require information regarding your strata maintenance fee payment account, please call the accounting department at Dorset Realty Group Canada Limited @ 604-270-1711 ext 125;
Fax 604-270-8446 or e-mail general@dorsetrealty.com

**To all owners: these minutes hold historical information and form an important part of information that may be required by you when it comes time to sell your strata lot or to arrange future financing.
It is recommended that you keep all the Minutes of all meetings and the Annual General Meeting minutes in a safe place for future reference.**