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# Minutes of the Strata Council Meeting

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## Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

**Thursday, June 23, 2005**

In the Amenity Room at 10523-134<sup>th</sup> St. Surrey, BC

### MINUTES

#### In Attendance

Holly Chartier – Vice President      Virginia Guay  
Noella Cloutier-Treasurer      Chris Downs  
Trevor Wilson  
Brian Spencer - Dorset Realty Group Canada Ltd.

Absent with regrets: Ann Chambers - President

#### 1. Call to Order

The Strata Council President Mrs. Holly Chartier at 7:00 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 May 19, 2005.

#### 3. Business Arising from the Previous Minutes

There was no business arising.

#### 4. Regular Business

##### Property Managers Report

##### Directives

18 Directives from the meeting held on May 19, 2005 were reviewed.

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18 Directives from the last meeting of May, 19, 2005 were reviewed.

##### Replies to security camera mode

There was only 1 reply and the owner voted for Option #1.  
It was **MOVED** and **SECONDED** to switch the in suite TV display to a 4 camera mode.

The **MOTION** was **PASSED**

##### Incidents

The Manager reported 2 incidents. One was a toilet overflow with no damage to property and another was of a criminal nature.

## Building

### Fido Solutions

Fido advised Dorset Realty Group Canada Limited that they are conducting renewals of their equipment within their current contract.

### Security

The new Security Access Fobs are scheduled for distribution and will be completed by Sunday, July 10, 2005. A final changeover date will be announced in the future.

### Salary adjustment

The caretakers decided that the dental plan that was approved would not be beneficial for either of them.

It was **MOVED and SECONDED** to transfer the cost of the proposed dental plan into a salary increase. The salaries will be increased by 1% and will be retroactive to March 8, 2005.

The MOTION was PASSED

## Financials/Receivables

### Current Financial Statement

Council reviewed the financial statement for May 2005.

The Operating Account balance as of May 31, 2005 = \$25,559.73

The Contingency Reserve Fund balance as of May 31, 2005 = \$80,837.16

### Invoice for payment

It was **MOVED and SECONDED** to authorize the payment of invoice #M25230 for \$12,203.70 to Arpel for the camera upgrade.

The MOTION was PASSED

### Cameras

It was **MOVED and SECONDED** to upgrade one camera in the GC lobby at a cost not to exceed \$500.00 that would incorporate a better method of dealing with the back light situation that exists. The camera will also be relocated to above the elevators to improve the picture quality.

The MOTION was PASSED

### Receivables report.

- The receivables as of May 31, 2005 = \$17,087.16.
- The receivables as of June 17, 2005 = \$17,948.79.

## Correspondence

### Parkview:

1. Bylaw Letter - 10533 – Move out after hours,
2. Bylaw Letter - 10533 – Move out after hours
3. Bylaw Letter - 10533 – Dog loose.
4. Bylaw Letter - 10533 – Move out after hours – Fined
5. Bylaw Letter - 10533 – Garbage on balcony

### Grandview

1. Bylaw Letter – 10523 – Black window coverings

2. Bylaw Letter - 10523 – Payment Demand notice.
3. Bylaw Letter - 10523 - Not carrying dog.
4. Bylaw Letter - 10523 – Running the garage gate.
5. Bylaw Letter - 10523 Bicycle in through the lobby.
6. Bylaw Letter - 10523 – Running the garage gate.
7. Bylaw Letter - 10523 – Noise complaint
8. Bylaw Letter - 10523 – Noise complaint
9. Bylaw Letter - 10523 - Garbage on balcony

## 5. New Business

### Copper pipe repair

It was **MOVED** and **SECONDED** that the strata corporation will reimburse the previous owner of Unit #1008 10523 for the emergency call out and repairs for a copper pipe that leaked within a wall in the strata lot.

The **MOTION** was **PASSED**

### Drywall deficiency

PBEM will be directed to conduct a moisture test and check for mould and carry out a general inspection of the east living room wall in Unit #0308 – GC where it appears nails and studs are showing after the building envelope was completed.

### Dryer vent duct

Michael A. Smith Duct Cleaning will be contacted to inspect the stains in the ceiling of Unit #0308 and #1105 GC that appear to be getting worse and report to Council.

### Common Area Hallway paint

It was agreed that 2 members of council will conduct a cursory inspection of the paint on the common halls in GC and report back to Council. The purpose is to develop a plan for future painting requirements.

### Dryer vents duct screens

The Manager reported that a screen was plugged due to the relatively small louvered vents in the original dryer duct screens. It was agreed to resolve this problem during the next duct cleaning. New screen covers may be the best solution.

### Parkade elevator lobby doors

The paint on the doors is being damaged and stainless steel kick plates should be installed. A quote was obtained some time ago. The Manager will locate it for further discussion.

### Financial statement copying costs

It was **MOVED** and **SECONDED** to direct Dorset Realty Group Canada Limited to discontinue mailing the financial statements to all members of the Strata Council.

**Discussion:** The Property Manager provides a copy of the financial statement to each member at each council meeting so this is redundant. It was agreed that copying and postage costs would be reduced dramatically if the mail out copies are discontinued.

The **MOTION** was **PASSED**

## 6. Adjournment

There being no further business the meeting was adjourned at 8:55 PM until the next meeting to be held on **Thursday July 21, 2005** at 7:00 PM in the amenity room at 10523 134<sup>th</sup> 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](mailto: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.**