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# Minutes of the Strata Council Meeting

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## Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

**Thursday, February 23, 2006**

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

### MINUTES

#### In Attendance

Holly Chartier – President

Paul Caouette - Secretary

Virginia Guay-Treasurer

Laszlo Kapus

Philippa Powers

Brian Spencer - Dorset Realty Group Canada Ltd.

Absent with regrets: Ann Chambers – Vice President      Trevor Wilson

#### 1. Call to Order

The Strata Council President Mrs. Holly Chartier at 6:55 PM, called the meeting to order.

#### Resignation from Council

Trevor Wilson, due to personal commitments, has tendered his resignation from the Strata Council.

**Guest** – An owner from Grandview Court addressed the Strata Council. The Owner asked the Strata Council to consider reversing some of the fines and penalties that have been assessed against the Owner for contravention of a number of Rules and/or Bylaws. These include the Rental Restriction Bylaws, the Pet Bylaws, the Parking bylaws, and for damage caused to some carpet in the building from a dog.

At 7:25 PM, the Owner left the meeting.

The Strata Council considered the information provided by the Owner and reviewed the facts contained in the files and documentation on hand pertaining to the fines and penalties.

It was **MOVED and SECONDED** to reverse the fine for the dog urinating on the carpet and the associated carpet cleaning as there was no witness to the event totalling \$157.00.

**Discussion:** Properly formatted letters were sent to the Owner but the Owner did not respond to any of the letters nor did the Owner take advantage of opportunities to schedule a hearing with the Strata Council before now. The Strata Council reviewed written confirmation that the Owner's unit was rented out against the bylaws. The rental bylaw fines that total \$2,000.00 will not be reversed. The remaining fines for non-payment of strata fees for 10 months and numerous other bylaw infractions were deemed legitimate and they totalled \$975.00 so they also will not be reversed.

**The MOTION was PASSED**

2. **Approval of the Minutes of the Last Meeting.**

It was **MOVED** and **SECONDED** to adopt the minutes of November 24, 2005 and the Strata Council meeting held right after the AGM on February 2, 2006.

It was **MOVED** and **SECONDED** to amend the minutes of Feb 2, 2006. Ms. Philippa Powers was absent from that meeting.

**The MOTION was PASSED**

**The amended MOTION was PASSED**

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

**Traffic Signal 105A Ave. and 134<sup>th</sup> St.**

The City of Surrey reports: Based on comprehensive analysis of the turning traffic volumes, vehicle delays, traffic conflicts, crash history, and warrant analysis; installation of a traffic signal at the intersection of 105A Avenue and 134<sup>th</sup> St is not warranted at this time. It was agreed Council will continue to pursue this matter further.

4. **Regular Business**

**Property Managers Report**

**Directives**

4 Directives from the meeting held on February 2, 2006 were reviewed.

16 Directives from the meeting held on November 24, 2005 were reviewed.

**Bike rooms**

It was agreed to postpone discussion until the next meeting on the quotes just received from Dobra Design for installing bike racks in both Grandview and Parkview Courts.

**Incidents**

**Unit #1503-10523 – Fire in the suite**

The Owner was negligent when they left a pot on the stove with the heating element on and left the suite unattended. There was smoke damage to the inside of the suite as well as the common hallway. The Fire fighters broke through the door so the suite entrance door will need to be replaced. An insurance claim has been made.

**#407-10533 – Water escape**

Water escaped from a water supply line connection located under a bathroom sink. The hose came off the connection at the shut off valve. 4 floors were flooded with water. An insurance claim has been made.

**Building**

**Elevator door sensors - PC**

Thyssen/Krupp Elevator will be advised to proceed with the installation of the electronic elevator door sensors on both elevators at Parkview Court as approved at the AGM.

**Parkview Court Metal Roof Project**

PBEM (Pacific Building Envelope Maintenance) has been instructed to proceed with drafting the tender documents for review by Council in order to start the bidding process.

**PC Security Camera**

The security camera is currently being installed in Parkview Court.

### Fridge and Stove-PC Amenity Room

An owner had suggested to Council that a fridge and stove would be a benefit in the PC amenity room.

Due to lack of funds it was agreed to postpone discussion on this matter until the next AGM operating budget meeting in the fall.

### Parkade wall water leaks

The Property Manager is currently checking out referrals that were provided to him to employ a Structural Engineer that has specialized in concrete work. More information will be provided at the next meeting.

### Security

It was **MOVED and SECONDED** to trim down the two hedges to the height of the concrete planters that are located at the SE corner of the outside entrance to the amenity room at Parkview Court for security reasons.

**The MOTION was PASSED**

### Fire Protection-smoke alarms.

The City of Surrey has repealed the bylaw requiring owners to test their smoke alarms twice annually. The new Bylaw now requires Owners to follow the Manufacturers recommendations.

Owners are, and have always been, responsible for checking their own smoke alarms. The manufacturer's recommendations state that the smoke alarm must be **tested weekly.**

It was **MOVED and SECONDED** effective immediately; the Strata Council will cease doing the second in-suite smoke alarm testing usually conducted in the springtime but will continue to conduct an Annual test and inspection of all fire protection devices in the buildings. In between this annual testing, owners will be responsible to follow the manufacturers recommendations for testing and cleaning of the smoke alarm(s) located in their strata lot.

**The MOTION was PASSED**

### Amenity Room Rules

A number of issues and concerns were raised about the exercise rooms. It was agreed that each member of Council would bring forward their suggestions and ideas for revising the exercise room rules to the next meeting.

### Venetian Blind cleaning

It was **MOVED and SECONDED** to clean all of the Common area Venetian blinds at a cost not to exceed \$600.00.

**The MOTION was PASSED**

### Current Financial Statement

Review the financial statements for January 2006.

The operating Account balance as of January 31, 2006 = **\$406.83**

The Contingency Reserve Fund Balance as of January 31, 2006 = **\$122,770.80**

### Receivables

The receivables for January 31, 2006 = **\$28,144.11**

The receivables for February 21, 2006 = **\$33,981.25**

**Send for collection - #604-10523**

It was **MOVED and SECONDED** to start an Order for Conduct of Sale in Supreme Court against the Owner of Unit #604-10523 to collect arrears owed to the Strata Corporation for \$6,268.76.

**Discussion:** #604-10523 was purchased in June 1, 2005. No strata fees have been paid since and it is believed the Unit is rented out against the bylaws. The Property Manager has looked into this matter but the information received from the parties involved is believed to be erroneous.  
**The MOTION was PASSED**

**Correspondence**

**GC**

1. Warning – walking dog-lobby
2. Warning – wind chimes
3. Warning – Excess noise
4. Charge back - left a bed frame at garbage room.
5. Warning – Netting on balcony
6. Fine notice – oil leak.
7. Warning – storage on balcony
8. Warning – storing items on deck
9. Warning – storage on balcony
10. Fine notice – oil leak. Dec 12/05
11. Fine notice – oil leak. Feb. 13/06
12. Warning – walking dog – lobby.
13. Fine Notice – Rental restriction bylaw
14. Warning – walking dog on CP.
15. Fine notice – oil leak.
16. Payment demand notice
17. Warning – dog defecating.
18. Warning – planters on balcony rail
19. Fine notice – oil leak.
20. Warning – storage on balcony
21. Warning – walking dog on CP.
22. Complaint response re-deck leak.
23. Fine notice – oil leak

**PC**

1. Warning – Garbage on patio.
2. Warning - Planter on balcony rail.
3. Warning – walking dog - lobby
4. Warning – walking dog - lobby
5. Warning – no parking decal
6. Warning – Planter on balcony rail
7. Warning – Planter on balcony rail

**Owner requests**

**Pet request** (The Strata Council member was asked to leave due to conflict of interest)

It was **MOVED and SECONDED** to grant permission to the owner of Unit #1208-10523 to walk their dog on the Common Property due to reasons provided in the letter from the owner's Doctor.

The MOTION was PASSED

Pet request (The Strata Council member was asked to leave due to conflict of interest)

It was **MOVED** and **SECONDED** to grant permission to the owner of Unit #906-10523 to keep a cat.

The MOTION was PASSED

5. New Business

Newsletter

Council members Laszlo Kapus and Paul Caouette agreed to begin publishing the newsletter.

Satellite dish

It was noted there is a satellite dish at PC in contravention of the bylaws.

6. Adjournment

There being no further business the meeting was adjourned at 8:40 PM until the next meeting to be held on **Thursday, March 23, 2006** 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.**