
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, April 20, 2006

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

MINUTES

In Attendance

Holly Chartier – President

Virginia Guay-Treasurer

Laszlo Kapus

Philippa Powers

Brian Spencer - Dorset Realty Group Canada Ltd.

Absent: Ann Chambers – Vice President Paul Caouette - Secretary

1. Call to Order

The Strata Council President Mrs. Holly Chartier at 7:01 PM, called the meeting to order.

2. Approval of the Minutes of the Last Meeting.

It was **MOVED** and **SECONDED** to adopt the minutes of March 23, 2006.

The MOTION was PASSED

3. Business Arising from the Previous Minutes

There was no business arising.

4. Regular Business

Property Managers Report

Directives

29 Directives from the meeting held on March 23, 2006 were reviewed.

Sprinkler Heads

The Property Manager reported that the sprinkler heads scheduled for warranty replacement are located only in Grandview Court inside the strata lots and in the Common Areas.

Insurance Claim

An Insurance claim was made due to the high damage costs caused from the water escape from #407-10533. The water supply line under a bathroom sink broke. Suites 407, 307, 207 and 107 were affected. There was some delay in getting the restoration work started. Dorset Realty informed the affected Owners that procedural changes would be implemented in future to expedite quicker in-suite restorations.

Wood structure - parkade entrances

It was **MOVED and SECONDED** to authorize the removal of the decorative wood structures above the entrances to both parkades. Talon Contracting was the successful bidder out of three bids. The cost will be \$790.00 plus GST. A chain link fence will also be installed above the Grandview Court parkade entrance to replace the wood fence that was removed during the drainage work.

Discussion: The bids ranged from \$790.00 to \$1,506.00.
The MOTION was PASSED

Fridge for PC

A used fridge was purchased from an owner in Grandview Court for \$30.00. The fridge has been placed in the Parkview Court Amenity Room.

Emergency Generator

Simson-Maxwell will carry out preventative maintenance deficiencies to the emergency generator set for \$650.00 plus GST.

Fitness Fixations quote

It was **MOVED and SECONDED** to remove and discard the broken treadmill from the Grandview Court exercise room.

Discussion: The treadmill is not of commercial quality and it would cost \$444.05 to fix it
The MOTION was PASSED

Quotes for exercise equipment

Council reviewed quotes from a used exercise equipment supplier. The cost for a used treadmill ranged from \$2,200.00 to 2,995.00.

Council reviewed costs for a new, commercial grade treadmill for \$3,225.00.

It was **MOVED and SECONDED** to discuss budgeting approximately \$3,225.00 at the next Operating Budget meeting to be held in the fall for a new treadmill and possibly other exercise equipment for both buildings.
The MOTION was PASSED

Counter repair

It was **MOVED and SECONDED** to authorize the repairs to the counter top opposite the 4th floor elevator in PC. The cost will be \$495.00 plus GST.
The MOTION was PASSED

Financials/Receivables

Council reviewed the financial statement for March 31, 2006.

The Operating Account balance as of March 31, 2006 = \$14,273.45

The Contingency Reserve Fund Balance as of March 31, 2006 = \$55,311.55

Parkview Court Metal Roof Fund as of March 31, 2006 = \$75,000.00.

Receivables report.

The receivables as of March 31, 2006 = \$28,514.90.

The receivables as of April 13, 2006 = \$19,117.07

Building

Charge back

Council reviewed a letter from the insurance company for an Owner in GC. The insurance company requested details regarding a charge back to the owner for \$2,003.80 to cover damages caused during a crime that is stemmed from the illegal activity of the owner's tenant. Dorset Realty was requested to send a reply.

Parkview Court Metal Roof

The bids will be opened on Friday, April 21, 2006. The bidders are Marine Roofing, Crown Roofing and Tek Roofing.

Parkade water ingress

The Property Manager and the Caretaker met with James Neill from the engineering firm of James Neill and Associates to look at the P1 level of Parkview Court and the P1, P2 and P3 levels of Grandview Court. Structural drawings were also reviewed. The Engineer will provide a written report to the Strata Council. The Engineer recommended inspecting and if necessary, cleaning the drain on the GC P3 level along the east wall at 134th St. and along the north wall. This has been completed. A Camera was used and the line is clear. This was reported it to the Engineer.

The Engineer will apply a dye into the City of Surrey storm drainage system out by 134th St. to see if it becomes visible in the parkades. A broken water main drainage line could potentially be causing some of the problem. This will be conducted during the week of April 18th, 2006.

Annual Fire protection inspection by Fire-pro

The Annual fire inspection deficiencies are completed.

The repairs consisted of:

- i. Repairs to the packing on the fire pump. \$400.00
- ii. Install a new relief valve on the jockey pump. \$700.00
- iii. Separate sensing lines were installed and the fire pumps were re-routed to remove a ball valve that was originally installed in the wrong direction. \$450.00.

Elevator entrance door kick plates

It was **MOVED and SECONDED** to authorize the supply and installation of 4, 18 inch x 32 inch aluminium kick plates for \$565.00 plus GST to the elevator entrance doors at Parkview Court.

The MOTION was PASSED

Grounds

It was **MOVED and SECONDED** to authorize the planting of annuals and perennials into the concrete planters. 12 to 15 annuals will be planted in each concrete planter and a perennial flower in the centre of the concrete planters where one is needed. This work will include maintaining the planters weekly and bi-weekly fertilizing. Planting costs = \$525.00 and \$40.00 per month from May to October.

The MOTION was PASSED

Correspondence

Grandview – letters to owners:

1. 10523 – 3rd letter regarding a Pit Bull.

2. 10523 – 4th letter regarding a Pit Bull.
3. 10523 - Warning letter to an owner about excessive noise.
4. 10523 – A Letter was received from the owner about warning letters that were sent about bikes in the lobby, moving after hours and dogs running free in the lobby.
5. 10523 - Warning letter to an owner regarding Marijuana smells.

Parkview – letters to owners:

1. 10533 - Warning letter to an owner about renovation items on the balcony.
2. 10533 - Warning letter to an owner about duffle bags on the balcony.
3. 10533 – Warning letter to an owner about a large shelf on the balcony.
4. 10533 - Warning letter to an owner about planters stored on the balcony.
5. 10533 - Warning letter to an owner about not carrying the dog.
6. 10533 - Problems with obtaining proper authorization from an owner for security fobs.
7. 10533 - Balcony storage.
8. 10533 - The tenant reported bird's nests under the eaves above the balcony.

The inspection did not reveal any birds or nests.

Requests from owners:

Towing charge

It was **MOVED and SECONDED** to reimburse the owner of #107-10523 for towing and storage charges for \$232.61.

Discussion: The details of the tow were reviewed and the special circumstances regarding notices to the owner were considered.

The MOTION was PASSED

5. New Business

Noisy lobby door opener.

An owner complained again about the high noise level being emitted from the Grandview Court panic door hardware used to exit the lobby. Again, it was agreed to look into finding a solution.

Unit #906-balcony ceiling paint

It was reported that the balcony ceiling has a hairline crack and needs to be painted.

6. Adjournment

There being no further business the meeting was adjourned at 9:25 PM until the next meeting to be held on **Tuesday May 16, 2006** 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.**