
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Tuesday, May 16, 2006

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

MINUTES

In Attendance

Holly Chartier – President	Ann Chambers – Vice President
Paul Caouette - Secretary	Virginia Guay-Treasurer
Laszlo Kapus	Philippa Powers
Brian Spencer - Dorset Realty Group Canada Ltd.	

Absent with leave: None

1. Call to Order

The Strata Council President Mrs. Holly Chartier at 7:05 PM, called the meeting to order.

Guest: An Owner from Parkview Court addressed the Council to ask the Council for approval to swap his assigned stall with a visitor stall because his current vehicle is quite large.

The Owner, at 7:12 PM left the meeting.

2. Approval of the Minutes of the Last Meeting.

It was **MOVED and SECONDED** to adopt the minutes of April 20, 2006 with an amendment. Philippa Powers name will be moved to "Absent with Leave."

The MOTION was PASSED

3. Business Arising from the Previous Minutes

GC lobby door noisy release mechanism.

Council received another complaint from an owner about the noise made when people exit the building. The Property Manager was directed to obtain a quote to change the "Panic Door Hardware" to a thumb release mechanism.

4. Regular Business

Property Managers Report

Directives

Ten Directives from the meeting held on April 20, 2006 were reviewed.

Rotted fence above the PC parking ramp.

It was **MOVED and SECONDED** to remove the rotted wood fence located above the Parkview Court Parking ramp and replace it with a chain link fence, the same as at Grandview Court.

The MOTION was PASSED

To replace the large sheet metal air duct at PC.

It was **MOVED and SECONDED** to authorize an expenditure of \$2,250.00 plus GST to replace the damaged metal shroud covering the airshaft on the northwest corner of Parkview Court. PBEM is to carry out the work. There will be some additional cost to install a matching wood fence around the shaft cover to prevent trespassing.

Discussion: Two quotes were considered. One quote was for \$2,826.00 plus GST and one was for \$2,250.00 plus GST.

The MOTION was PASSED

Fedomu Décor invoice

It was **MOVED and SECONDED** to approve payment of invoice B-03-26-01 to Fedomu Décor for \$1,444.50 for painting services to repair the openings cut out by the plumber on first floor hallway ceilings at PC.

The MOTION was PASSED

Description of completed project(s)

The Sump pump #1 in the parkade at 10533 was replaced at a cost of \$722.00 plus GST. The windings had single phased and rewinding the motor was not cost effective.

Building

Parkview Court "Roof Maintenance Agreement"

It was **MOVED and SECONDED** to approve the roof maintenance agreement between the Owners, Strata Plan LMS 1328 and TEK Roofing LTD.

Discussion: After reviewing the details of the agreement, two members of Council signed the agreement.

The MOTION was PASSED

Door Painting quotes.

Council reviewed quotes to paint the elevator lobby doors and the other common area doors.

A – to paint the elevator lobby doors-Both buildings.

1. Trak Projects - \$2,250.00
2. Alumni Painting \$1,350.00
3. B&T Painting \$1,350.00

B – to paint the remaining 78 doors in both buildings.

1. Trak Projects - \$9,750.00.
2. Alumni Painting \$50.00 per door per side. = 78 x 100 = \$7,800.00.
3. B&T Painting \$3,500.00

It was **MOVED and SECONDED** to move this item to the fall budget meeting for further discussion.

The MOTION was PASSED

Exercise Room Rules sign

It was **MOVED and SECONDED** to approve the draft of the signage for the exercise rooms.

Discussion: To increase safety, it was recommended that an equipment status

report be made available in the exercise room for Owners and Residents to complete if any equipment is unsafe or requires repairs.

The MOTION was PASSED

Letter from ThyssenKrupp

Council reviewed a report from ThyssenKrupp regarding a previous incident when there were no lights in the Parkview Court elevator during a power outage. There are emergency lights in the elevator and they are now working.

Electrical Switching gear repaired at Grandview Court.

The repairs are completed to the faulty component that switches off and on the electricity to the main power grid.

Financials/Receivables

Council reviewed the financial statement for April 30, 2006.

The operating Account balance as of April 30, 2006 = \$35,182.47

The Contingency Reserve Fund Balance as of April 30, 2006 = \$59,048.69

Parkview Court Metal Roof Fund as of April 30, 2006 = \$75,000.00.

Receivables report.

The receivables as of April 30, 2006 = \$19,376.94.

Correspondence

Grandview Court

1. 10533 A letter was sent to an Owner - Warning - Re-furniture on the patio.
2. 10523 – A letter was sent to an Owner - Fine notice - Tenant's dog running loose.
3. 10523 - A letter was sent to an Owner - Warning Storage on the balcony
4. 10523 - A letter was sent to an Owner – He was requested not to drive over oil trays in other owners stalls.
5. 10523 - A letter was sent to an Owner – Cat approved.
6. 10523 - A letter was sent to an Owner - Fine notice – Excess noise – music.
7. #1604-10523 – A letter was sent to an Owner – warning bike in through lobby.

Parkview Court

1. 10533 A letter was sent to an Owner - charged back for carpet stains in amenity room from guests. \$77.58.
2. 10533 A letter was sent to an Owner – Warning about the Satellite dish and storage on the balcony.
3. 10533 A letter was sent to an Owner - Warning-storage on the balcony.
4. 10533 A letter was sent to an Owner - Fine notice cancelled. He had

removed the planter boxes already.

5. 10533 A letter was sent to an Owner – request denied to use GC exercise room

Requests from owners:

#308 - 10533 – Fine notice – Dog not leashed.

Council reviewed a written response from the owner to the 21-day fine notice re-no leash on the dog.

It was **MOVED and SECONDED** not to apply a fine to the Owner of #308-10533. Council based its decision on the owner's submission that the dog was leashed.
The MOTION was PASSED

#108-10523 – Fine notice – dog not leashed

Council reviewed a written response from the owner. The Owner submitted reasons why the dog had escaped control and promised to keep the dog properly leashed in the future.

It was **MOVED and SECONDED** not to apply a fine to the Owner of #308-10533. Council based its decision on the owner's submission. The Owner of Unit #108-10523 will not be required to carry the dog due to doctor's orders. A doctor's letter was provided. The Dog must however be leashed.
The MOTION was PASSED

#1108 – 10523 Request not to carry the dog

It was **MOVED and SECONDED** to authorize the tenant of #1108-10523 not have to carry the dog due to a Doctor's order. A doctor's letter was provided. The Dog must however be leashed.
The MOTION was PASSED

5. New Business

Parking stall swap

It was **MOVED and SECONDED** to permit the owner in Unit #309-10533 to temporarily park his oversized dual wheel vehicle in Visitor Stall #15. The Strata Council can revoke this permission at any time and the owner must then discontinue parking in stall #15. This permission will end immediately when the owner no longer owns the oversized dual wheel vehicle. The Owner will pay the Strata Corporation to have the signage changed on the parking stalls and to pay in advance for the painting to change it back later. The Owner's assigned stall #63 will temporarily be used as a Visitor stall.

The word "Visitor" will be removed from stall #15 and the word "Visitor" will be painted on stall #63.

The MOTION was PASSED

Black Lights at Grandview Court

A letter was reviewed from an owner who was a member of the former security committee. The Owner requests that the "black light" lamps installed outside of the exercise room be changed to regular lighting.

The Council respects the security committee's recommendations and will send a letter to the owner explaining the reasons the black lights should remain in place.

Parkview Court staircase to the parkade.

An Owner from Parkview Court reports an odour in the staircase. The Property Manager and the Council will inspect the staircase following the meeting.

Gap in the hedge

There is a gap in the hedge in front of the GC lobby. The gap will be filled with another hedge.

Storage items on the patio.

It was reported that an owner at Parkview Court has items stored on their patio.

Watering Committee – Volunteers needed please!

We are nearing that time of years where volunteers are needed for watering of the Common area grass, shrubs and trees to keep them from dying in dry weather.

The underground sprinklers do not reach many areas.

Please submit your name into the Strata Council box located in each lobby, no stamp required, if you can help with the watering this summer. The extra watering is needed in order to keep the complex lush and green during the warm weather.

Strata Management Contract

Due to requirements contained in the British Columbia "Real Estate Services Act" that was recently passed in Parliament, a revised Strata Management Contract must be in effect between Dorset Realty Group Canada Limited and the Strata Corporation LMS 1328 by December 31, 2006. The reason for this is that the RESA (Real Estate Services Act) requires that all Strata Management Contracts must comply with wording contained in the new Act.

Dorset Realty Group Canada Limited provided the Strata Council with a copy of a Strata Management Contract that complies with RESA.

6. Adjournment

There being no further business the meeting was adjourned at 9:00 PM until the next meeting to be held on **Thursday June 15, 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.