
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, October 19, 2006

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

MINUTES

In Attendance

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

Absent with regrets: Ann Chambers – Vice President

1. Call to Order

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

Hearing – Hardship Rental request.

The Strata Council conducted a hearing at the request of an owner in Grandview Court who applied to rent out their strata lot under "Hardship".

It was **MOVED and SECONDED** to disallow the hardship application based on the information received.

The MOTION was PASSED

However, Information was provided by the Owner that the Owner's son will reside in the strata lot so the Owner will be complying with the bylaws.

Hearing – Bylaw Contravention

An Owner from Parkview Court presented their case regarding an incident involving not waiting for the parkade gate to close.

It was agreed to reserve the decision to apply the fine until the Council has had an opportunity to review the details of the camera footage.

Dog bitten

An Owner from Grandview Court addressed the Council. The owner reported that her dog had been bit by another dog while her dog was in her arms. A complaint report has been submitted by the owner. The Tenant will be requested to muzzle the dog.

Guest: An Owner from Parkview Court then joined the meeting as a guest.

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

It was **MOVED** and **SECONDED** to adopt the minutes of September 27, 2006.
The **MOTION** was **PASSED**

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

Parking Rules – decals

It was **MOVED** and **SECONDED** to amend the Parking Rule #1.1.

Add the words:

“The decal should be visible through the windshield”.

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

4. **Regular Business**

Property Managers Report

Directives

21 Directives from the meeting held on September 27, 2006 were reviewed.

Description of completed project(s)

The deck drainage work has been completed on Unit #504-10523.

Incidents

Roof leak Parkview

There was a minor roof leak at 10533 on Sunday, October 15, 2006. Rain water got into the walls and caused some drywall and paint damage on the third and second floor. The cause of the leak is believed to be from the roof. PBEM is checking to see if it is covered under warranty.

Building

Parkade Leaks P1-PC and P2 and P3 GC.

James Neill and Associates Engineers provided a rough estimate of \$3,900.00 to install two sump pits on the P3 level and \$600.00 plus GST for engineering fees to carry out the modifications to the Grandview Ct. parkade. This work is expected to start soon. After this work is completed, the parkade will be monitored to see if there is any improvement.

Financials/Receivables

To Review the financial statement for September 30, 2006.

1. The operating Account balance as of September 30, 2006= \$55,988.66
2. The Contingency Reserve Fund balance as of September 30, 2006= \$58,119.60
3. The Parkview Court Metal Roof Fund balance as of September 30, 2006= \$36,749.25
4. The Parkade leak fund balance as of September 30, 2006 = \$9,965.37.

Invoice for approval

James Neill and Associates

It was **MOVED** and **SECONDED** to authorize to pay invoice #4732 for \$414.64

to James Neill and Associates for consulting services from July 28, 2006 to September 22, 2006 for 3 Hrs. labour on the parkade leaks.

The MOTION was PASSED

Receivables report.

The receivables as of September 30, 2006= \$25,387.97.

Order for Conduct of Sale-#604-10523

The court date is set for Oct 26, 2006. The court is expected to rule in favour of the Strata Corporation and grant an Order for Conduct of Sale. Once granted, the Strata Corporation will be able to sell the strata lot in order to collect the overdue strata fees and other charges that are owed.

Labour relations

A discussion was held pertaining to the taxable rent benefit on the Caretaker suite.

Correspondence

Metal Fencing installed

#116-10533 – A letter was sent to an Owner that they have installed metal fencing on the perimeter of the Limited Common Property yard in front of their strata lot without prior approval of the Strata Council.

A Letter from the Owner of #116-10533 was reviewed.

It was **MOVED and SECONDED** to advise the owner of #116-10533 to remove the metal fencing that they have installed. The Strata Council has agreed to have a wooden fence installed matching the surrounding cedar fencing at the owner's expense. The Owner must agree in writing to reimburse the Strata Corporation for materials and labour.

The MOTION was PASSED

10523 - A letter was sent to an Owner charging back the cost to remove a Realtor's lockbox from the Common Property.

10533 - A letter was sent to an Owner charging them back \$2,500.00 for the deductible portion of the insurance claim for damages that were caused by an overflowed toilet in their strata lot.

Reminder - Personal Insurance coverage should be purchased by all owners and include "Strata Deductible" coverage. Owners must repair and maintain their strata lot.

10523 - A letter was sent to an Owner that the costs for the new suite entrance door will be charged back the Owner. The door was damaged beyond repair by the Fire Dept because the owner had left a pot burning on the stove.

Reminder - Personal Insurance coverage should be purchased by all owners and include "Strata Deductible" coverage. Owners must repair and maintain their strata lot.

10523 - A letter was sent to an Owner charging them back for the cost to remove their washing machine they had deposited in the garbage room.

10533 - A letter was sent to an Owner for not stopping to let the parkade gate close before proceeding.

10523 - A letter was sent to an Owner charging them back for water damage repairs from a failed toilet seal.

Reminder - Personal Insurance coverage should be purchased by all owners and include "Strata Deductible" coverage. Owners must repair and maintain their strata lot.

10523 - A letter was sent to an Owner advising them how to register a noise complaint. Note - Complaint forms are available in the lobbies and from the Caretakers.

5. New Business

Cat litter box

It was reported that an Owner is keeping a cat litter box on the balcony in contravention of the bylaws.

Occupancy confirmation request

It was **MOVED and SECONDED** to write a letter to an owner in Parkview Court. The owner will be requested to provide a notarized letter signed by the Owner and the male occupant residing in the strata lot, stating what the relationship is of the male occupant residing in the strata lot to the owner. The purpose is to establish compliance with the Rental Restriction Bylaw.

The MOTION was PASSED

6. Adjournment

There being no further business the meeting was adjourned at 9:15 PM until the next Strata Council budget meeting to be held on **Thursday, November 23, 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.