
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Friday, December 29, 2006

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

MINUTES

In Attendance

Holly Chartier – President Paul Caouette – Secretary

Virginia Guay-Treasurer Philippa Powers

Regrets: Ann Chambers – Vice President Laszlo Kapus

1. Call to order

The Strata Council President Mrs. Holly Chartier at 10:00 am called the meeting to order.

2. Owners request to have a dog

An Owner from Grandview Court attended the meeting. This was the owners' second meeting with the Strata Council to discuss the Owner's request to have a large dog, a German Shepherd that is specifically trained to act as a personal guard dog.

The Owner then left the meeting at approximately 10:20 AM.

A discussion was then held. Concerns were raised about the size of the dog, the current bylaws requiring that dogs must be carried at all times on the Common Property and potential for concerns and problems Owner's and Residents may have about this kind of dog.

It was **MOVED** and **SECONDED** to decline the Owner's application to have a dog.
The MOTION was PASSED

3. Hot Water Storage Tanks

It was **MOVED** and **SECONDED** to replace two Hot Water Storage Tanks in Grandview Court and the one in Parkview Court as there are pin size holes in them, to a maximum cost of \$52,000.00. Payment is to be made from the Contingency Reserve Fund as an emergency expense.

The MOTION was PASSED

4. Security breach-PC

It was **MOVED** and **SECONDED** to hire a Security Guard because of the actions of the Owner of #202-10533 and Guests breaching security, trespassing over Limited Common property, etc. A Security Guard will be on site starting December 27, 2006 until such time as the Strata Council feels these issues have been resolved.

The MOTION was PASSED

5. **#401-PC – Suite door replacement**

Council reviewed the inspection report from Ideal Door. It was agreed that the initial damage to the door warrants that the door be replaced. If it is not replaced, the Strata may be responsible for its replacement by a subsequent owner.

It was agreed by council that the door to Unit 401-10533 must be replaced as per the motion moved and seconded and passed at the Strata Council Meeting held on September 27, 2006.

6. **#116 – metal fence**

It was **MOVED** and **SECONDED** that the Strata Council will advise Unit #116 – 10533 that the fence is to be removed by midnight, Thursday, January 11, 2007 or council will make arrangements to have fence removed at the owner's expense.

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

7. **Carpeting - AGM**

It was **MOVED** and **SECONDED** to reverse a previous motion made at Strata Council meeting held on Thursday, November 23, 2006 to include a $\frac{3}{4}$ majority vote to install new carpeting on common hallways and stairs on the 2nd, 3rd and 4th floors of Parkview Court and to install new carpeting in the lobby, common halls and the exercise room and meeting room on the main floor of Grandview Court. The rest of the floors in Grandview Court will be scheduled for carpeting at the AGM to be held in 2008 and to replace the previous motion with:

“To include a $\frac{3}{4}$ majority vote resolution to install new carpeting at a cost of \$13,000.00 in the lobby, common halls and the exercise room and meeting room on the main floor of Grandview Court. The cost for this carpeting will be from the Contingency Reserve Fund. Re-carpeting for the 2nd, 3rd, and 4th floors of Parkview Court and floors 2 – 16 in Grandview Court will be scheduled for the 2008 - 2009 budget. These costs are also to be taken from Contingency Reserve Fund.”

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

8. **2007-2008 proposed landscape budget**

It was **MOVED** and **SECONDED** to increase the proposed Landscaping budget to \$23,000.00.

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

9. **Bylaw amendment**

It was **MOVED** and **SECONDED** to include a $\frac{3}{4}$ majority vote resolution at the next AGM to vote to amend Bylaw 22 (6) which currently reads:

(6) All moves must take place between 9 am and 5 pm, Monday to Saturday. Any move-ins/move-outs outside of scheduled posted hours will be fined \$200.00.

To add:

(6) No moves are to take place on a Sunday or Statutory Holiday including Boxing Day.

To Delete:

“Any move-ins/move-outs outside of scheduled posted hours will be fined \$200.00.”

To add:

“Any move-ins/move-outs outside of these times and scheduled posted hours or on a Sunday or Statutory Holiday including Boxing Day will be fined \$200.00.”

The MOTION was PASSED

10. Parking Rule revision

It was **MOVED** and **SECONDED** to amend Parking Rule #5 (j).

To add: “and/or fined \$50.00.”

5 (j) will then read: Vehicles found to be in contravention of any of the parking rules are subject to towing without notice at the vehicle Owner’s expense **and/or fined \$50.00.**

The MOTION was PASSED

11. Adjournment

The meeting was adjourned at 11:30 AM.

Respectfully Submitted – Holly Chartier President

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.**