
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, March 22, 2007

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

MINUTES

In Attendance

Holly Chartier – President Virginia Guay – Vice President

Darren Crum – Secretary Len Specht - Treasurer

Paul Caouette

Brian Spencer - Dorset Realty Group Canada Ltd.

Absent with regrets: Phillipa Powers; Tracy Mundell

1. Call to Order

The Strata Council President Mrs. Holly Chartier at 7:10 PM, called the meeting to order.

Mr. Joseph Li, the rental agent for the owner of Unit #1203-10523 met with Council at his request, to discuss and obtain further information relating to an incident that happened in October 2004 and as a result, the Owner was charged back \$2,003.80 for damages.

2. Approval of the Minutes of the Last Meeting.

It was **MOVED** and **SECONDED** to adopt the minutes of February 22, 2007.

The MOTION was PASSED

3. Business Arising from the Previous Minutes

There was no business arising.

4. Regular Business

Property Managers Report

Directives

Twenty- two directives from the meeting held on February 22, 2007 were reviewed.

Floor signage

It was **MOVED** and **SECONDED** to authorize the painting of strips and lettering on the floor of the walkway from the parkade driveway to the elevator lobby on P1. The signage will read NO VEHICLES PERMITTED IN THIS AREA and another sign "NO PARKING" at a cost of \$300.00.

The MOTION was PASSED

Elliptical trainer-Grandview Court

The exercise room carpet is now in place so the new elliptical trainer can be delivered and installed.

Parkview Court-exercise room

It was **MOVED and SECONDED** to move the weight machine into the low ceiling area and move the stationary bike to the high ceiling area.

The MOTION was PASSED

Parkades– minor water ingress

It was **MOVED and SECONDED** to authorize James Neil and Associates Engineers to proceed with the next steps that they have recommended for the parkade at a cost of \$2,800.00.

Discussion: JNA produced a detailed report dated March 5, 2007. The recommendations include the coring of two additional drains underneath the soffit of the level P2 slab. The drains will be located approximately at stalls 17R and 19R on level P3. The drains will be connected to a 'Y'-connection and to the perimeter drain below slab. In addition, approximately eight 2x4 wood spacers will be removed to a depth of 3 to 4 inches on the north wall at slab level on P2 at stalls 17, 18 and 19 and sealed; pressure wash the wall/slab joint between stalls 8 to 19 on the north wall of P2 and seal. Drawings were provided and some members of the Strata Council have inspected the area.

The MOTION was PASSED

Storage Tanks - postponed

It was **MOVED and SECONDED** to obtain two quotes to supply and install new hot water storage tanks in Grandview and Parkview that include leaving the old tanks in place.

Discussion: Although Latham's has previously been authorized to proceed, the specifications of the job have changed significantly with some changes in pricing.

The MOTION was PASSED

Irrigation Sprinklers

It was **MOVED and SECONDED** to authorize Coastal Irrigation to repair the wiring to the sprinkler heads servicing the south boulevard lawn zone for \$1,003.95.

The MOTION was PASSED

Parkview Court Gutters

It was **MOVED and SECONDED** to authorize Precision Gutters to repair the gutters on Parkview Court that were damaged by the snow at a cost of \$1,750.00.

The MOTION was PASSED

ThyssenKrupp technician reported water in the elevator pit-PC

A report from PBEM was reviewed. The elevator pit at 10533 was inspected. No water was found only a slight dampness. The report concluded that the excessively heavy rains lately may have caused a minor amount of water to enter the pit. The recommendation is to have ThyssenKrupp simply monitor it.

Building

Security

PC Bike room

It was **MOVED and SECONDED** to re-key the bike room lock at Parkview Court and distribute keys only to residents who are storing a bike in the room. A basic set of bike room rules were reviewed. A set of rules will be drafted by Dorset Realty Group Canada Limited.

The MOTION was PASSED

Postal Lock – The Caretakers were successful in having Canada Post change their Crown Lock on the enterphone panel to a newer model to reduce the use of copied keys by thieves.

#202-10533

The Owner of #202 – 10533 has sold and moved out of the building. The former Owner signed an agreement promising to never buy or rent a strata lot at Grandview or Parkview Courts in the future. It appears all has returned to normal now at Parkview Court.

ThyssenKrupp fee

The monthly inspection fee has increased to \$1,045.00 per month. A 7% increase. This increase is arbitrary and is allowed for in their contract. It was agreed to obtain quotations for elevator services from other companies.

Building Envelope Review #2

It was **MOVED and SECONDED** to authorize repairs contained in the report from PBEM. The budgeted amount is \$7,150.00.

This expense will be back charged to January 2007 as it is part of the budgeted expense for the 2006/2007 budget item 5205.

Council requires some clarification from PBEM about a few items listed in the report.

The MOTION was PASSED

Fido roof lease

After waiting for 4 months, Fido has responded to Council with a counter offer for the annual payment on the lease rate for the next five years.

It was **MOVED and SECONDED** that Dorset Realty Group Canada Limited will contact Fido with another counter offer.

The MOTION was PASSED

Financials/Receivables

Council reviewed and approved the financial statement for February 28, 2007.

The Operating Account balance as of February 28, 2007 = \$45,076.19

The Contingency Reserve Fund Balance as of February 28, 2007 = \$52,678.48.

(The actual amount is \$112,678.48 but \$13,000.00 is earmarked for carpet replacement and \$46,000.00 for the emergency installation of the hot water storage tanks.)

Receivables report.

1. The receivables as of February 28, 2007 = \$32,397.85
2. The receivables as of March, 20, 2007 = \$7,700.10

Correspondence

There were four letters sent to various owners charging them back for the cost to remove garbage left in the garbage room in contravention of the bylaws. Items left in the garbage room included appliances, construction material, carpeting and underlay.

Other correspondence included a letter that was sent to an owner regarding a complaint about marijuana smoke; another owner did not stop and wait for the gate to close and was fined; another owner was warned about walking their dog without a leash.

Requests from owners:

1. 10533 – A letter from an owner was reviewed that included suggestions about changing locks, security and health concerns. The owner's suggestions were discussed and it was agreed to monitor the areas of concern.
2. 10523 – An Owner was advised that complaints and concerns should be directed to the Strata Council, C/O Dorset Realty Group Canada Limited.

5. New Business

Invoice - JNA

It was **MOVED and SECONDED** to authorize the payment of Invoice 34905 to James Neill and Associates dated March 11, 2007 for \$947.67 for Engineering Services for the parkade structure from February 1, 2007 to March 9, 2007.

The MOTION was PASSED

Invoice - camera

It was **MOVED and SECONDED** to authorize the reimbursement of \$237.28 to the Caretaker for 50 % of the purchase of a new digital camera that is primarily used for strata business.

The MOTION was PASSED

Yard gate at #116-10533

It was noted that there is broken Plexiglas on the gate. It will be removed.

6. Adjournment

The meeting was adjourned at 9:50 PM until the next meeting to be held on **Thursday, April 26, 2007** 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.