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# Minutes of the Strata Council Meeting

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## Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

**Thursday, May 24, 2007**

In the Amenity Room at 10523-134<sup>th</sup> St. Surrey, BC

### **MINUTES**

#### **In Attendance**

Holly Chartier – President     Virginia Guay – Vice President

Darren Crum – Secretary

Paul Caouette

Brian Spencer - Dorset Realty Group Canada Ltd.

**Absent with regrets:** Tracy Mundell; Len Specht – Treasurer, Philippa Powers

#### **1. Call to Order**

The Strata Council President Mrs. Holly Chartier at 7:00 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 April 26, 2007.

**The MOTION was PASSED**

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

##### **New suite entrance door for #401-10533**

It was reported that the new door is now available for installation and the Owner will be contacted.

#### **4. Regular Business**

##### **Property Managers Report**

###### **Directives**

Fifteen directives from the meeting held on April 26, 2007 were reviewed.

###### **Fire department order**

The City of Surrey Fire department has requested a copy of an inspection report indicating the available gallons per minute flow from the in-building standpipe system. This order will be complied with.

###### **Fire report**

GE Security was late in providing the Fire Inspection report from December 2006. It arrived May 10, 2007. A letter of complaint was sent to GE Security.

### **Painting the Metal gates and railings**

It was **MOVED and SECONDED** to authorize an expenditure of \$1,185.00 to wash, prepare and paint the exterior metal gates on the ground level and to wash, prepare and paint the exterior metal hand rails including the staircases to the underground parkade for \$2,285.00.

**The MOTION was PASSED**

### **Letter to GE Security**

GE Security was directed to ensure that the technicians carry with them, an ample number of in suite devices so that should one be faulty, it can be changed without having to make a second appointment with the suite owner later to replace it.

### **Bike room notices posted**

Numerous Owners have contacted the Caretakers at the site office to register their bikes. Please check your notice board for details. Note that all unregistered bikes will be removed from the bike room. You still have time to register.

### **Unit #1602 – 10523 – Break and Enter**

Due to a recent break and enter the suite door will need to be replaced.

***NOTE: Residents are reminded not to let anyone they do not know follow them into the building or the parkade. Just ask them to please use their own key fob to ensure the security of the building.***

## **Building**

### **Sprinkler head recall**

Dorset has again followed up with Upper Valley Fire Protection to find out the status of the replacement sprinkler heads that are covered for replacement under a recall plan. They will contact Tyco again and report.

## **Financials/Receivables**

Council reviewed and approved the financial statement for April 30, 2006.

- The Operating account balance as of April 30, 2006 = \$69,125.06.
- The Contingency Reserve Fund Balance as of April 30, 2006 = \$61,046.41 (after \$60,000.00 has been deducted for pre-paid expenditures or \$13,000.00 for new carpet and an emergency repair of the storage tanks at GC and PC for \$46,640.00)

### **Invoice for approval**

It was **MOVED and SECONDED** to authorize the payment of invoice #6049 to Island Carpet for \$12,384.60 for carpeting the main floor of Grandview Court as the deficiencies have been completed by the installer.

**The MOTION was PASSED**

### **Receivables report.**

The receivables as of April 30, 2006 = \$7,799.68.

## **Grounds**

### **Concrete planters**

One member of Council is working with the landscaper to choose some flowers and shrubs for the concrete planters.

### West side hedge

The landscapers have not yet started their pruning process and it has been brought to their attention the west side hedge needs some work.

### Correspondence

1. 18 Letters were sent to owner about bylaw infractions
2. 1 Letter was sent to an owner regarding a deadline to pay up arrears owing to the Strata Corporation.
3. 2 – Letters were sent to owners about charge backs for garbage left in the garbage room.
4. 1 – Letter was sent to an owner about environment smells

### Complaints – 5<sup>th</sup> floor – 10523 – Cigarette butts

Four additional complaints have been filed about cigarettes, at times still burning, landing on the limited common property balcony of one owner. Evidence will need to be provided to indicate as to who the culprits are. The Fire department will be contacted to see if they have some suggestions to help in this matter.

### Requests from owners:

#### Request not to apply a fine

The Owner responded to the Strata Council in writing within the deadline provided in the notice to apply a fine.

It was **MOVED and SECONDED** based on the owner's written submission and other considerations not to apply a fine to Unit #702-10523 for parking in the visitor parking in contravention of the bylaws. The Owner has agreed to abide by the bylaws in the future.

**The MOTION was PASSED**

#### #0107 – 10523 – E-mail

A discordant e-mail from the owner was reviewed. The letter will be kept on file for future reference should the Strata Council decide to obtain a legal opinion. It was agreed that the letter did not require a response. It was noted that the Owner has complied with the Strata Council's request and installed a parking decal in their vehicle.

#### Request to reverse late fines and other charges

It was **MOVED and SECONDED** not to reverse the late fines, lien disbursement fees or bylaw fine on the Owner's account as requested of Unit #304-10523 in the amount of 519.36. This decision is based on a lack of any information that would warrant the reversal of the specified amounts. The amounts charged complied with the Strata Property Act and the bylaws.

**The MOTION was PASSED**

#### #1603-10523 – request to keep a cat.

It was **MOVED and SECONDED** that the Owner of #1603-10523 may keep a cat as described in their request to Council.

**The MOTION was PASSED**

#### #215-10533 – request to keep a dog

It was **MOVED and SECONDED** that the Owner may keep a dog as described in their request to Council namely a small dog of Shitzu breed.

**The MOTION was PASSED**

5. **New Business**

**Sprinklers**

All of the sprinklers should now be started for the lawns.

**Amenity room rules**

It was noted that during a recent rental of the PC amenity room, the new carpet was permanently stained. Costs to have it cleaned will be charged back to the owner due to his tenant who used the room. It was also noted that the children attending the event were not appropriately supervised. It was agreed that the Strata Corporation needs a set of rules to govern the use of these rooms.

It was **MOVED and SECONDED** that members of Council will meet on Saturday, June 2, 2007 in the GC meeting room to discuss new rules for the amenity room.

**The MOTION was PASSED**

**GC P3 - Car wash area**

It was **MOVED and SECONDED** to obtain a quote to install two more light fixtures and a 110 volt wall plug at a cost not to exceed \$500.00.

**The MOTION was PASSED**

**Bird nests**

PBEM will be requested to check out the areas where there may be birds nesting and what measures can be taken to stop it.

**#108 – 10523**

The Owner submitted a complaint and photos of garbage and food that was thrown down on their patio from above. This matter will be reviewed.

**16<sup>th</sup> floor Fire escape door marked up**

The 16<sup>th</sup> floor Fire Stair door will be painted in the near future.

6. **Adjournment**

The meeting was adjourned at 9:15 PM until the next meeting to be held on **Thursday, June 21, 2007** at 7:00 PM in the amenity room at 10523 134<sup>th</sup> 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](mailto: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.**