
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, June 21, 2007

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

MINUTES

In Attendance

Holly Chartier – President Virginia Guay – Vice President

Len Specht - Treasurer

Paul Caouette Phillipa Powers

Tracy Mundell

Brian Spencer - Dorset Realty Group Canada Ltd.

Absent with regrets: Darren Crum – Secretary

1. Call to Order

The Strata Council President Mrs. Holly Chartier at 7:02 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 May 24, 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 Directives from the meeting held on May 24, 2007 were reviewed.

Rogers Shared Services

Dorset has requested the new contract and the balance of the rent payment for the rooftop installation.

Insurance premium increase paid

Dorset has paid the increased insurance premium of \$2,541.00 for the additional increase in coverage \$4,287,300 as recommended by Suncorp Valuations.

#104-10533

It was **MOVED and SECONDED** to have Benchmark Mechanical re-grade a cast three inch horizontal drain which serves the '04' kitchen stack drains from the locker storage room to a 'we' which is approximately ten feet.

The **MOTION was PASSED**

Standpipe test

It was **MOVED and SECONDED** to authorize GE Security to coordinate a standpipe flow test on the roof of Grandview Court in accordance with the order issued by the Surrey Fire Department at a cost of \$1,820.00 plus taxes.

The MOTION was PASSED

8th floor 4 inch "T" Repair

It appears there is an over billing for this repair. The invoice will be disputed and discussed with the plumber.

Description of completed project(s)

#401-10533

Correspondence has been received from the owner agreeing to pay the deductible portion of \$1000.00 to replace the suite door.

Policy on pet approvals for persons who are not owners

Applications from buyers who are not yet owners cannot be considered.

#707-10523 Toilet seal leak.

The Owner responded to the request from Dorset Realty Group Canada Limited and had it repaired immediately. The Strata Council wishes to thank the Owner of Unit 707 for taking care of this matter right away. Water from the toilet was penetrating the ceiling of the strata lot below.

Incidents

#1404-10523 – water escape-kitchen sink

There was approximately \$12,700.00 in damage caused to the affected units which includes Units #1305 and #1306 as a result of water that overflowed the kitchen sink in #1404.

It was **MOVED and SECONDED** that under bylaw 3 (5), \$5,000.00 which represents the portion of the damage costs that will not be reimbursed by Insurance, i.e. the deductible, will be charged to the owner of #1404.

The MOTION was PASSED

#702 – Toilet supply line leak

There was in excess of \$5,000.00 in damages caused to the affected units which includes Unit #602 caused from a water escape from a domestic cold water supply line to the toilet tank.

It was **MOVED and SECONDED** that under Bylaw 2 (1) and Bylaw 3 (5), \$5,000.00 (or less), which represents the portion of the damage costs that will not be reimbursed by Insurance, i.e. the deductible, will be charged to the owner of #702.

The MOTION was PASSED

Building

"Booking of Amenity Room"

It was agreed to distribute the draft rules to all members of the Strata Council for their review.

Unlicensed Vehicle

It was **MOVED and SECONDED** that based on the evidence presented to Council, the vehicle that is parked in the assigned parking stall for Unit #107-10523 is in contravention of Bylaw 1 (a).

The MOTION was PASSED

It was **MOVED and SECONDED** to notify the Owner of #107-10523 that they have contravened Bylaw 1 (a) and Parking Rules 3 (a) and (b) that the vehicle located in parking stall #16-P1 displays expired insurance. Under Parking Rule 3 (c) the Owner will have five (5) days after being notified to provide a copy of the insurance certificate to Dorset Realty Group Canada Limited.

Should the Owner fail to comply with Parking Rule 3 (c) then Parking Rule (d) will be enforced and the vehicle will be towed at the owner's expense and a \$50.00 fine will also be levied.

The MOTION was PASSED

PBEM report on #107-10533-cable penetration through the common wall

Council reviewed a report from PBEM and is satisfied with the report. No further action is required at this time.

Car wash-lighting estimates

It was **MOVED and SECONDED** to award the contract to Inotek Electric to install two eight foot lamps in tandem and install a 110 volt receptacle for \$780.00 plus GST at the car wash area on P3 in GC.

The MOTION was PASSED.

Fluorescent light fixture repair estimate

It was **MOVED and SECONDED** to award the contract to Inotek Electric to install one ballast in a light fixture at the car wash area and to replace one water damaged light fixture in stall 52 for \$150.00 plus GST.

The MOTION was PASSED.

Garbage room signage

It was **MOVED and SECONDED** to draft signage and have it laminated and posted on the garbage room doors about what materials are appropriate and that there is a \$100.00 fine included with any charge back costs to have illegal material hauled away.

The MOTION was PASSED

Grounds

Bench seat – west side

It was **MOVED and SECONDED** that for security reasons; the park bench seat located at the SW corner will be relocated and placed under the NW corner of gazebo in front of the GC lobby on an angle.

The MOTION was PASSED

Planter Proposal

The planting is completed in the nine large concrete raised planters around the grounds. An ornamental grass called Flame grass Miscanthus was planted in the middle and eleven Coral Bells were spaced around the perimeter of each planter.

Hedge Replacements

It was **MOVED and SECONDED** for the landscaper to supply and install two 1.5 metre Cedars along the south side of 10523 and one Yew in a hedge on the SE corner of 10523 for \$248.00 plus GST.

The MOTION was PASSED

Financials/Receivables

Current Financial Statement

- Council reviewed and approved the financial statement for May 31, 2007.
- The operating Account balance as of May 31, 2007= \$68,778.77
- The Contingency Reserve Fund Balance as of May 31, 2007= \$112,356.75 less \$47,000.00 earmarked for the Storage Tank Replacement in both buildings = \$65,356.75.
- Carpeting Main Floor GC Fund as of May 31, 2007= \$13,000.00

Receivables report.

The receivables as of May 31, 2007= \$6,325.76

Correspondence

10523

Council reviewed a letter from an owner who complains of receiving a fine notice for failing to wait for the overhead security gate to close. A letter of response will be mailed to the Owner.

10523

An Owner wrote in a complaint about cigarette butts on the balcony, some liquid that was spilled from above and some bird droppings. The owner was concerned about a mess left in the women's dressing rooms. This is being investigated.

Requests from owners:

#116-10533 – fence.

It was **MOVED and SECONDED** to advise the Owner that the previous approval to have a wood fence installed is available to the owner but the work must be carried out by a trade's person chosen by the Strata Council.

The MOTION was PASSED

5. New Business

Lighting at the GC P1 elevator entrance

The electrician will be asked if there is a cost effective way to improve the lighting at the P1 elevator lobby entrance at GC.

#206-10533 – pet request

It was **MOVED and SECONDED** to grant the Owner of Unit #206-10533 permission to keep a small dog weighing no more than 5 pounds. This permission is contingent on the Owner providing the breed of the dog to the Council. The owner must comply with the pet bylaws.

The MOTION was PASSED

#109-10533 – pet request

It was **MOVED and SECONDED** to grant the Owner of Unit #109-10523 permission to keep a sheep dog. The owner must comply with the pet bylaws.

The MOTION was PASSED

#112 – 10533 – Pet request

It was **MOVED and SECONDED** to grant the Owner of #112-10533 permission to keep a small dog. The owner must comply with the pet bylaws. The Owner is exempt from having to carry the dog and provided a note from a Doctor in accordance with the bylaws.

The MOTION was PASSED

6. Adjournment

The meeting was adjourned at 9:22 PM until the next meeting to be held on **Thursday, August 23, 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.**