
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, August 23, 2007

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

MINUTES

In Attendance

Holly Chartier – President Virginia Guay – Vice President
Len Specht – Treasurer Phillipa Powers

Brian Spencer - Dorset Realty Group Canada Ltd.

Absent with regrets: Paul Caouette; Tracy Mundell and Darren Crum – Secretary

1. Call to Order

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

Guest: Two Owners from a strata lot in Parkview Court attended the meeting regarding a warning letter Council had sent to the owner about a resident accused of marking or writing on the wall next to the elevator. The Owner gave evidence that the resident did not write on the wall.

Council agreed to check the video evidence and reply to the Owner.

2. Approval of the Minutes of the Last Meeting.

It was **MOVED** and **SECONDED** to adopt the minutes of June 21, 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 June 21, 2007 were reviewed.

Unit #116 – hole in the suite door.

Council reviewed photos of a hole placed through the exterior door by the former owner in order to pass a cable through to the inside from the satellite dish located on the patio. Council asked the Property Manager to look into this matter further and ascertain who will pay for the repair costs.

Owners are reminded that approval must be obtained from the Strata Council before

drilling or making any holes in the walls or exterior doors to insert a satellite TV cable. Council will check if there is a proper waterproof connection available for this purpose.

Payment to Latham's

The payment to Latham's of approximately \$40,000.00 for the new hot water storage tanks is being withheld because the insulation has not been installed on the new piping as per the contract.

Fido Lease agreement

The Council signed the five year extension of the Statutory Right-of-way for their rooftop installation. It was noted that this is the last 5 year term option Fido has under the current agreement.

#604-10523 – Letter from a Lawyer

The Property Manager was advised to notify the lawyer who is acting on behalf of an Owner in Grandview Court, that the letter they sent addressed to Dorset Realty Group Canada Limited needs to be addressed to the Strata Council.

Painting-Exterior Metal Handrails and metal gates.

The painting of the exterior metal hand rails and metal gates has been completed.

Incidents

Parkview Court-circuit breaker

On July 9, 2007 a resident in Parkview Court experienced a power outage in their suite due to a Common Area circuit breaker failure. There was a bad connection at the circuit breaker.

It was **MOVED and SECONDED** to obtain a quote to check and secure all of the electrical connections in the electrical rooms located on each floor in Parkview Court.

The MOTION was PASSED

Building

#702 – 10523 – Water escape

It was **MOVED and SECONDED** to ask the Owner to pay the deductible portion of the damage caused by the water escaping from the water supply line going to the toilet in the suite.

The MOTION was PASSED

Council reviewed excerpts from two recent appeals court hearings that have determined that an Owner is "responsible" for the damages.

Quotation for completing the expansion joint received.

The specifications from James Neill and Associates Engineers were reviewed as well as a quote to carry out the work to replace the final ninety feet of the expansion joint seal that runs east and west between Grandview and Parkview Court grassed area.

It was **MOVED and SECONDED** to postpone further discussion to the next budget meeting in the fall in order to decide how to fund the repairs required to complete the final 90 foot section of the construction joint seal at an estimated cost of \$25,867.00 plus GST.

The MOTION was PASSED

#114 – 10533 – The Suite door is delaminating

For no apparent reason, the glue has failed and the door is delaminating and needs to be replaced. The door is not damaged, just delaminating.

It was **MOVED and SECONDED** to replace the suite door on Unit #114-10533 for the quoted cost of \$1,025.00 plus GST.

The MOTION was PASSED

Report from PBEM

Council reviewed a report from PBEM regarding the work that was completed that was completed according to the Building Envelope Review #2 under "Prompt repairs". The report included reference to the birds that are nesting in some locations around the buildings. It was agreed to look into the cost to screen up these areas to keep the birds out.

Security bars – Amenity Room - GC

It was **MOVED and SECONDED** to discuss adding bars to the meeting room's two opening windows for security reasons.

The MOTION was PASSED

Mirror-GC

It was **MOVED and SECONDED** to install a parabolic mirror at the south end of the hallway in the GC exercise room for security reasons.

The MOTION was PASSED

Security card readers-Bike rooms.

It was **MOVED and SECONDED** to obtain the cost of installing access card readers onto the bike room doors for security eliminating the need for keys. It was found that the keys are being passed along directly to new owners by the former owner.

The MOTION was PASSED

Satellite TV in wall cable connections.

It was **MOVED and SECONDED** to find out if there is a watertight fitting for connecting a satellite TV cable through an exterior wall.

The MOTION was PASSED

Consideration will be given to passing a bylaw to assist Owners in dealing with this issue.

Amenity Room Rules

It was **MOVED and SECONDED** to adopt the new Amenity Room Rules.

Discussion: The rules were reviewed and amendments were suggested. Final copies will be distributed to Council for approval.

The MOTION was PASSED

Park bench by the GC entrance

A discussion was held regarding the location of the bench. It was agreed it can remain there for the time being.

Small portable carpet cleaner

It was **MOVED and SECONDED** to authorize the purchase a small portable carpet cleaning machine. The cost should not exceed \$150.00.

The MOTION was PASSED

Proposed Bylaw Amendment for the AGM

To convert the existing "Hanging Gallows" type sign post that Owners and Realtors hang individual For Sale signs on, to a "General Sign" directing buyers how to find out what is for sale.

It was **MOVED and SECONDED** to amend bylaw 31 (1) to delete 31 (1) and insert – Individual real estate for sale signs are prohibited. Only a general information sign will be placed by the Strata Council providing information to prospective buyers how to find strata lots that may be for sale in the complex.

The MOTION was PASSED

Letter from Council to an Owner in 10523

It was noted that a letter was commissioned by the Strata Council asking an Owner in GC not to have any further direct contact with the caretakers.

E-mail letter to Council from an Owner in 10523

Council reviewed the owner's letter dated August 3, 2007.

A report about an incident with an owner in 10523

Council reviewed the report.

Request to keep a cat

It was **MOVED and SECONDED** to approve the application from the owner of #1203-10523 to keep a cat.

The MOTION was PASSED

Request to keep a cat

It was **MOVED and SECONDED** to approve the application from the owner of #808-10523 to keep a cat.

The MOTION was PASSED

Financials/Receivables

- The Operating Account balance as of July 31, 2007= \$74,814.06
- The Contingency Reserve Fund Balance as of July 31, 2007= \$117,801.29 (less the cost for the hot water storage tanks of approximately \$40,000.00 that is yet to be paid)

Surplus funds

It was **MOVED and SECONDED** to transfer back the surplus funds for the carpeting of the main floor of GC for \$633.71 to the CRF.

The MOTION was PASSED

Invoice for approval

Metal Gate painting

It was **MOVED and SECONDED** to authorize the payment of invoice #1420 dated July 27, 2007 to Alumni Painting for \$3,678.20 per their quotation.

The MOTION was PASSED

Receivables report.

- The receivables as of July 31, 2007= \$7,323.27

Correspondence

1. 10523 – A letter was mailed to an owner – warning about not waiting for the gate to close.
2. 10523 - A letter was mailed to an owner serving a fine notice for dumpster diving.
3. 10523 – A Letter of response from Council was mailed to an Owner about not waiting for the gate to close.
4. 10523 – A letter was mailed to an owner from Council about items falling to the balcony from above.
5. 10533 – A letter was mailed to an owner about the council's approval of a fence but the Owner must to pay to install a fence.
6. 10523 – A letter was mailed to an owner requesting reimbursement of \$5,000.00 for the strata insurance deductible.
7. 10523 – A letter was mailed to an owner requesting reimbursement of \$5,000.00 for the strata insurance deductible.
8. 10533 – A letter was mailed to an owner that they can keep a dog.
9. 10533 – A letter was mailed to an owner that they can keep a dog
10. 10533 – A letter was mailed to an owner that they can keep a dog
11. 10523 - A letter was mailed to an owner warning them about having no insurance on the vehicle.
12. 10523 – A letter of complaint was received about an Owner in 10523 that on June 20, 2007 there was sawing noises past 10:00 PM, also dirt and debris from the same unit throughout the common hallway and a drywall dust path at the suite entrance door and the moving of many large items at late hours and also marks on the common walls etc.
13. 10523 - A letter of complaint was received about an Owner in 10523 that on July 9, 2007 there were splatters made on the limited common property patio, trees, and a table etc. from the use of a water cooled tile cutting machine being used on the balcony.
14. 10523 - A letter of complaint was received about an Owner in 10523 that on July 9, 2007 at 9:00 AM a shower of water came down twice from above on a sunny day.
15. 10523 - A letter of complaint was received from an Owner suggesting Council notify all owners that persons on foot going in and out of the parkade should also be waiting for the gate to close to increase security.

16. 10523 – Council reviewed a letter of complaint from an Owner on 10523. The Owner was responding back to Council regarding no insurance on the vehicle.

Requests from owners:

Request to install a permanent A/C Unit

It was **MOVED and SECONDED** to advise an owner in 10523 that permission to install an A/C unit as described in the Owner's application letter will not be granted because the letter requests that the window will be replaced by the A/C unit.

Discussion:

The Owner will be advised to consider looking into a portable type A/C unit. It is believed that they are available and could provide cooling without modifying Common or limited common property on a permanent basis.

The MOTION was PASSED

5. New Business

Pet complaint

It was **MOVED and SECONDED** to apply a fine to the tenant in #1602-10523. A previous Council ruling advised the tenant that the dog must be kept muzzled while it is on the Common Property. Fines will be applied until the tenant complies with the request.

The MOTION was PASSED

Annual Fire inspection

Owners are advised that access to their suites will be required during the Annual Fire Protection inspection that is scheduled for Nov 5 to Nov 9th 2007. Please watch for further notices with the details.

Dryer duct cleaning

Owners are advised that access to some suites will be required during the Annual Dryer Duct cleaning that is scheduled for October 29 to November 2, 2007. Please watch for further notices with the details.

Fire alarm and damage to sauna heater

It was **MOVED and SECONDED** to apply the maximum Bylaw fine to an Owner who admitted that the under age children in their care were alone in the exercise room bathroom and caused damage to the sauna heater and also caused a general fire alarm that inconvenienced the residents of Grandview Court.

The MOTION was PASSED

6. Adjournment

There being no further business the meeting was adjourned at 9:45 PM until the next meeting to be held on **Wednesday, September 19, 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.**