
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Wednesday, September 19, 2007

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

MINUTES

In Attendance

Virginia Guay – Vice President Len Specht - Treasurer

Paul Caouette Phillipa Powers

Tracy Mundell

Brian Spencer - Dorset Realty Group Canada Ltd.

Absent with leave: Holly Chartier – President Darren Crum – Secretary

1. Call to Order

The Strata Council President Ms. Virginia Guay – Vice President 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 August 23, 2007.
The MOTION was PASSED

3. Business Arising from the Previous Minutes

There was no business arising.

4. Regular Business

Property Managers Report

Directives

Council reviewed twenty-seven directives from the last meeting of August 23, 2007.

Elevator specs requested

The registration numbers and addresses of all elevators, the type of device, name of the maintenance contractor, the frequency of maintenance, and the effective dates of the contract have been provided in an amendable electronic format to the BC Safety Authority at their request on behalf of the Strata Council.

Simson Maxwell – price increase

Simson Maxwell has increased their price to carry out the semi-annual emergency generator set maintenance inspections. The cost will be \$720.00 per visit but it now includes additional service checks than before.

#104-10533 – toilet burbling and minor overflow.

A report from Benchmark Mechanical was reviewed. There were two options provided. One option is to change the drain pipe connections. \$2,000.00 plus GST,

in the parkade but, there is no guarantee that this will resolve the problem as it is suspected that there is simply an over abundance of soap suds being deposited into the drains from one or more of the following units at 10533: #105, #205, #305 #405 – 10533 or #204, #304 or #404-10533.

It was **MOVED and SECONDED** that because of the special circumstances involved, the Owner in #104-10533 will be requested to notify the Caretaker, if during regular business hours, or Dorset Realty Group Canada Limited after regular business hours of a burbling or overflow condition in the toilet of #104-10533. The Caretaker will then knock on the doors of the seven units #105, #205, #305 #405 – 10533 or #204, #304 or #404-10533 to see who is doing laundry.

The MOTION was PASSED

Dutch door installed in the site office

The new Dutch door has been installed. It was agreed to install a better writing platform with an arborite surface.

Fall Arrest System

The annual inspection of the Fall Arrest System has been completed and certified by Cascadia Safety.

Quote - #1601- Door- B&E

It was **MOVED and SECONDED** to proceed with the replacement of the suite door for \$1,025.00 (plus \$750.00 additional costs if frame needs to be replaced.).

The MOTION was PASSED

Quote to clean the gutters

Precision Gutters agreed to provide a quote to clean the gutters at Parkview Court and the low rise portion of Grandview Court after Sept 24-07

Quote for duct cleaning

It was **MOVED and SECONDED** to proceed with the annual cleaning of the dryer vent ducts for the same amount as last year, \$8,215.32 or \$39.95 per unit.

Quote - #116-10533 – to repair hole in the door.

It was **MOVED and SECONDED** to professionally repair the small hole in the right hand patio door by installing a 2 inch x 2 inch patch for \$205.00.

Discussion: Three options were reviewed.

The MOTION was PASSED

Quote – Electrical connections PC

It was **MOVED and SECONDED** to authorize Inotek Electric to proceed and inspect and tighten all of the electrical connections in the common area electrical closets and buss bars for \$1,675.00 + GST.

Discussion: two quotes were reviewed.

The MOTION was PASSED

Incident

Fire Alarm – Sept 14, 2007 – 4:00 AM

The alarm was caused by a failed switch on the Fire Sprinkler system. GE Security was put on notice by the Property Manager due to their slow response to answer the

emergency call made by the caretakers. GE has responded positively that their service will improve.

Building

Final Amenity Room Rules

It was **MOVED and SECONDED** to approve the final version of the Amenity Room Rules. Because the rules include a user fee, ratification is necessary at the next AGM before the new rules are put into effect.

Discussion: A copy of the new rules will be provided to each Owner with the next Annual General Meeting notice.

The MOTION was PASSED

Rogers Request

It was **MOVED and SECONDED** to approve a request from Rogers Shared Services (Fido) to install one antenna onto an existing bracket that will improve their 911 service to their customers.

The MOTION was PASSED

CHOA meeting.

A brochure of an upcoming meeting was provided to Council.

#1105-10523 – ceiling stipple falling off

A partial report from PBEM was reviewed. Discussion was postponed since a second inspection is required.

Financials/Receivables

Council reviewed and approved the financial statement for August 31, 2007.

- The Operating Account balance as of August 31, 2007 = \$93,540.47
- The Contingency Reserve Fund Balance as of August 31, 2007 = \$121,634.62

Funds Transfer-close accounts

It was agreed to transfer \$633.71 the remaining balance in "Carpeting Main Floor GC" and close account #1066679 -

It was agreed to transfer \$10.25 the remaining balance in "Parkade Leaks" and close account #1060102

Receivables report.

The receivables as of August 31, 2007= \$6,236.00

Correspondence

Correspondence sent to owners since the last Strata Council meeting:

1. Six letters pertaining to General Correspondence.
2. One letter was received from a law firm acting on behalf of an owner in Grandview Court. Due to the size of the agenda, Council will discuss the contents of the letter at a separate meeting.
3. Twenty-three letters regarding bylaw infractions

Requests from owners:

#304-10523 – request to reverse charges.

It was **MOVED and SECONDED** not to reverse the charges of \$519.36 on the account of Unit #304-10523. No new evidence was provided with the owner's second request that would cause the Strata Council to give consideration to reverse the previous decision that was made not to reverse the charges.

Discussion: A letter was received from an owner in Grandview Court requesting, for the second time, that Council reverse charges on the Owner's account totalling \$519.36. \$298.40 is Lien disbursement fees charged to register a lien on the Owners strata lot at the Land Titles Office due to non- payment of strata fees and \$220.96 in late charges for the non-payment of strata fees.

The letter was written on behalf of the Owner by the owner's Realtor Mr. John Samus.

The MOTION was PASSED

Pet requests

#208-10523

It was **MOVED and SECONDED** to approve the Owner of #208-10523 application to keep a second dog, a Yorkshire terrier.

The MOTION was PASSED

#109-10533

It was **MOVED and SECONDED** to approve the Owner of #109-10533 application to keep a pet cat.

The MOTION was PASSED

5. New Business

10533 – Barking dog

A letter was received from the Owner in response to an accusation that their dog is frequently heard barking. The Property Manager was requested to reply to the owner.

6. Adjournment

There being no further business the meeting was adjourned at 8:35 pm until the next meeting to be held on **Thursday, October 18, 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.