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# Minutes of the Strata Council Meeting

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## Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

**Thursday, February 21, 2008**

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

### **MINUTES**

#### **In Attendance**

Darren Crum – President	Virginia Guay – Vice President
Andrew Meggait– Secretary	Len Specht - Treasurer
Paul Caouette	Philippa Powers
Murray Clough	
Brian Spencer - Dorset Realty Group Canada Ltd.	

#### **Absent with leave:**

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

The Strata Council President Mrs. Darren Crum at 7:04 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 November 22, 2007, December 10, 2007 and February 15, 2008 (held immediately after the AGM)

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

There was no business arising.

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

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

##### **Directives**

Council reviewed Twenty-three directives from the last meeting of November 22, 2007.

##### **Strata Storage boxes**

It was **MOVED and SECONDED** to move a number of boxes of additional Strata Corporation documents to Dorset Realty to join the other 13 boxes of documents already stored there. The cost of the storage is \$2.00 per box per month.

**Discussion:** It is believed that the storage facility at Dorset would be more secure than the strata storage lockers on site.

**The MOTION was PASSED**

It was agreed to look into purchasing storage "tubes" for the many plans and drawings that will be kept on site and efforts will be made to waterproof them.

### **Incidents/Work completed**

1. Some Vehicles were broken into at 10533 on December 30, 2007.
2. An Owner had their tires flattened – at 10523 – it appears to be an isolated incident.
3. Fitness Fixations – They carried out repairs on the exercise equipment in both buildings - \$145.00 plus tax and some repairs to the Elliptical machine in PC under warranty.
4. #414 – Metal Roof leak – Minor water ingress – Council approved the use of a "boom lift" for PBEM to facilitate the repairs.
5. #111 – 10533 – Soapy water back up – Council approved emergency repairs to extend the drain lines in the parkade.
6. A Steel bollard was repaired in "Move in lane" at 10523 - \$217.00 plus GST,
7. Kick plates – Stainless steel plates were installed at PC to the bottom portion of the passage doors at the parkade level - \$528.00 plus GST
8. #104 – 10533 – Burbling in the toilet – Council approved a drain pipe extension in the parkade - \$2,280.00 plus GST.

### **Financials/Receivables**

Council reviewed and approved the financial statement for January 31, 2008.

The Operating Account balance as of January 31, 2008= \$61,139.49

The Contingency Reserve Fund Balance as of January 31, 2008 = \$94,282.22

#### **Invoice for approval**

##### **Clark Wilson?**

It was **MOVED and SECONDED** to authorize payment of invoice #1776945 dated January 1, 2008 to Clark Wilson for legal services for drafting a new bylaw for \$288.43.

**The MOTION was PASSED**

#### **Receivables report.**

The receivables as of January 31, 2008 = \$8,288.59.

### **Building**

#### **Garbage Contract**

It was **MOVED and SECONDED** not to renew the garbage contract with Waste Management and enter into a new contract with BFI on October 1, 2008.

Discussion: Quotes from three garbage contractors were reviewed. The decision to

change haulers was a result of the three months of strike surcharges totalling \$350.97 applied by WM during the Vancouver garbage strike. WM also suspended their services to LMS 1328 with no prior warning. The BFI contract is less expensive, will not have any fuel or strike surcharges and will provide garbage rate stability for a 3 year term with minor increases in the 2<sup>nd</sup> and 3<sup>rd</sup> year.

**The MOTION was PASSED**

### **Block Watch Program**

Council reviewed some unsolicited material from Block Watch.

### **#203-10523**

It was **MOVED and SECONDED** to charge back the deductible portion of the insurance claim resulting from the toilet overflow in #203-10523. The Owner will be advised on how the payment is to be made.

**The MOTION was PASSED**

### **Elevator contract**

ThyssenKrupp elevator, in accordance with their contract, announced an increase in the monthly service rate from \$1,117.00 plus GST to \$1,172.85 plus GST which is 6%. There was no increase last year.

## **Grounds**

### **Landscape contract renewal.**

It was **MOVED and SECONDED** to renew the Paraspace Landscaping contract for one year. The contract includes an increase in their fee of 7%.

**The MOTION was PASSED**

### **Concrete Planters**

The Property Manager was directed to work with the garden committee member to improve the appearance of the seven concrete planters. It was noted that the planters with a cedar tree in the middle of them is quite attractive and provides a good appearance year round. Additional plants should also be added.

## **Correspondence**

### **Requests from owners:**

#### **Construction Work Hours**

An Owner requested Council provide a reminder to all owners about noise when doing home repairs or when playing musical instruments.

The Strata rules follow the City of Surrey Bylaw. See the definition below. Noise is defined as including **loud music.**

In a Strata setting, an Owner is entitled to "quiet enjoyment" in their strata lot.

### **Noise Concerns – City of Surrey**

#### **Definition of Noise**

*Noise is defined by the City of Surrey's Noise By-law No. 7044 as any sound in or on a public or private place which disturbs or tends to disturb the rest, enjoyment, comfort or convenience of any person or persons in the neighborhood or vicinity. Such sounds can include **loud music, animal noises (including barking dogs), street vendors or alarms.***

Construction noise is restricted to the hours of 7:00 am to 10:00 PM. See below.

### **Hours for Construction Noise-City of Surrey**

Construction noise is allowed from 7:00 am to 10:00 pm Monday through Saturday. No construction for profit or gain is allowed on Sunday, except for emergency work, or in special situations, for example: the work cannot be performed at another time. A noise extension permit is required in these circumstances. There is a \$50 administration fee for each noise extension permit.

#### **#502-10523**

It was **MOVED and SECONDED** not to apply a fine to the owner for putting carpet and underlay in the strata dumpster. However, the owner is required to pay for the additional disposal fee charges in the amount of \$103.95 plus \$51.98 that were paid by their fellow owners. The owner may be able to recover these costs from their contractor.

**The MOTION was PASSED**

#### **Gym Equipment**

It was **MOVED and SECONDED** to remove equipment from the gyms that is deemed to be unsafe. This equipment will include in 10523 – The Power Rider and the Ultra glide XL. In 10533 - The Big Step, the Pro Rider and the Spin Bike.

Any owner who wishes to re-claim this equipment has until March 15, 2008. Please contact Dana and Duncan at 604-298-6021. Otherwise it will be discarded.

**The MOTION was PASSED**

#### **#603 – 10523**

It was **MOVED and SECONDED** to grant the owner of #603-10523 request to keep a dog namely a Shih Tzu.

**The MOTION was PASSED**

## **5. New Business**

### **Electrical System Maintenance**

It was **MOVED and SECONDED** to authorize Houle Electric to carry out the cleaning and servicing of the main switch gear and the Thermal Imaging check of the electrical components in both buildings.

**The MOTION was PASSED**

### **New Carpeting**

The carpeting is scheduled to be installed on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors and staircases of Parkview Court Monday, March 17, 2008 to Thursday, March 20, 2008.

The carpeting is scheduled to be installed on the 3<sup>rd</sup> and 4<sup>th</sup> floors of Grandview Court on Monday, March 24, 2008 to Thursday, March 27, 2008.

### **Parking in Contravention of the bylaws**

It was **MOVED and SECONDED** to tow the vehicle that belongs to a resident at 10533, for having contravened the Parking Rules under Rule 2. a) and 2.2 b) and c).

## **2. Visitor Parking Passes**

- a) Owners/Tenants, Residents or Occupants are not permitted to park in a Visitor Parking Stall at any time.

## **2.2 Visitor Parking Privileges-extended stay**

- b) A Owner/Tenant or a resident or Occupant must apply in writing to the Strata Council for permission to allow a visitor to park their vehicle in visitor parking stall or in the underground for a period longer than 2 weeks.
  
- c) Unless permission is granted by the Strata Council, a vehicle that continues to park using a visitor parking pass in a Visitor Parking Stall or in an underground parking **stall longer than a 2 week period** is in contravention of the Parking Rules and will be considered the same as if it belongs to an Owner/Tenant, Resident or Occupant of Grandview and Parkview Court and is subject to the same rules. After the two week period the vehicle in contravention is no longer permitted to park in Visitor Parking and must display a Parking Decal if it is parked in the underground parking.

**The MOTION was PASSED**

## **Barking Dog-Vote to fine postponed**

There are some new members of Council so it was decided to postpone voting on whether or not to apply a \$200.00 fine against an owner for a barking dog until the new members have had the opportunity to review the correspondence relating to this matter.

## **Dog poop on a patio and a balcony**

It was **MOVED and SECONDED** to send warning letters to two owners at 10533 for contravening Bylaw 35 (7) by letting their dog defecate on the Common/Limited Common Property. This is in contravention of Bylaws 35 (7)

## **Bylaw 35 Pets**

- 7. **A resident of a strata unit shall not allow a pet to urinate or defecate on common or limited common property.** If any pet does urinate or defecate on the common property or on limited common property, the resident shall immediately and completely remove all of the pet's waste from the common or limited common property and dispose of it in a waste container or by some other sanitary means;

**Discussion:** It was discussed that the enclosed yards, and the upper balconies are Limited Common Property. Limited Common Property, although it provides an owner exclusive use, is still a Common Asset of all of the owners. As such, the patios and balconies fall under Bylaw 35 governing pets. Allowing a pet to regularly defecate on a balcony or patio is in strict contravention of Bylaw 35 (7). In addition, pet faeces can also be harmful to balconies with a vinyl membrane on the surface.

**The MOTION was PASSED**

## **Grandview and Parkview Court Common Rooms**

A member of Council instigated a general discussion about opening up the common rooms for general use by the owners much like the exercise rooms. A card reader can be installed for access or the room and the it could be booked for an exclusive use function.

Regular tables and chairs could be added for use for meetings or for card games etc. A book exchange could be started and there could be a library/reading room. The Property Manager will provide some photos from another strata corporation for ideas.

**Kick plates – Grandview Ct.**

It was **MOVED and SECONDED** to have stainless steel kick plates installed on the “push side” of the passage doors to the parkade on all three parking levels at Grandview Ct. to protect the newly painted doors.

**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 **Thursday, March 13, 2008** 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.**