
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, October 16, 2008

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

MINUTES

Council in Attendance

Darren Crum – President Virginia Guay – Vice President
Paul Caouette Andrew Meggait– Secretary
Murray Clough

Absent with regrets: Philippa Powers; Len Specht – Treasurer.

Others in attendance:

Brian Spencer - Dorset Realty Group Canada Ltd.

1. Call to Order

The Strata Council President Mr. Darren Crum at 7:01 PM, called the meeting to order.

A guest from 10533 attended the meeting and asked Council when the amenity rooms would be open to the Owners. Council responded that the security card readers and programming was just completed in the past week. Council will now need to draft a set of rules and decide on the opening hours for these rooms. Once they have been drafted and posted, the rooms will be open for use.

2. Approval of the Minutes of the Last Meeting.

It was **MOVED and SECONDED** to adopt the minutes of February 21, 2008.

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 September 24, 2008.

Elevator incident

An owner in Grandview Court has reported an incident on September 11, 2008. He reports the elevator dropped rapidly and then stopped suddenly causing minor

discomfort to his back. The Owner is requesting compensation from the Strata Corporation for the ambulance costs of \$80.00.

It was **MOVED and SECONDED** to report the elevator incident to the strata's insurance company along with the owners request for compensation.

The MOTION was PASSED

Current Financial Statement

Council will review the financial statement for September 30, 2008.

The operating account balance as of September 30, 2008 = \$110,700.00.

The Contingency Reserve Fund Balance as of September 30, 2008 = \$58,947.39.

Carpeting Fund PC+3rd and 4th floors. GC as of September 30, 2008 = \$2,100.72.

Receivables report.

The receivables as of September 30, 2008 = \$9,812.52.

Building

PBEM – Review #3

Darren Crum, Murray Clough and Andrew Meggait met with Rick Dinsmore of PBEM on October 15, 2008. The prompt repairs report was reviewed and items were selected that could be completed within this year's budget.

It was **MOVED and SECONDED** to have PBEM complete the repairs required for all of the sealants and railing fasteners mentioned in the November 2007 Building Envelope Review #3 report. Michael A. Smith Duct cleaning will be employed to complete the items relating to ducts and duct openings and a separate quote will be obtained from a specialist who deals with preventing birds from nesting in the exterior walls at 10523.

The MOTION was PASSED

Preliminary Budget review

Council reviewed a preliminary budget. Further discussion on the budget for next year will take place at the next Strata Council meeting.

Council reviewed a collection of items suggested throughout the year for the next Annual General Meeting.

So far the list includes adding and revising some bylaws such as a noise bylaw, a smoking bylaw, carpeting the remaining floors of Grandview Court, purchasing a treadmill for Parkview Court, Painting the ceilings of Grandview Court, purchasing some furniture for the amenity rooms such as small tables and chairs etc.

Bylaws

It was **MOVED and SECONDED** to have a noise bylaw and a smoking bylaw drafted by a lawyer. The bylaw will be presented to the owners at the next Annual General Meeting.

The MOTION was PASSED

Andrew Meggait, due to another commitment, left the meeting at 8:30 PM

Grandview Court Hallway Ceiling painting quotes.

Council reviewed two quotes to paint the ceilings of Grandview Court. A third quote will be obtained.

Carpets at 10533 – 2nd-3rd and 4th floors.

Dorset Realty has advised Island carpet that the deficiency is not reparable and that the carpet probably needs to be ripped out and replaced. Dorset is waiting for their reply.

#211-10523 – High Humidity

Pacific Building Envelope Maintenance inspected the suite because the owner reported staining on the drywall that did not appear to be caused by condensation.

PBEM has however determined the stains were caused by very high humidity in the suite that has caused excessive moisture, condensation that subsequently stained the drywall. This type of damage is not the responsibility of the Strata Corporation. The Owner was shown how to reduce the humidity to lower levels to prevent the condensation from happening.

Condensation – lower your humidity.

A copy of a letter on how to keep humidity to a safe level within your strata lot will be attached to these minutes. If you see water condensing on the inside glass of your windows, the humidity is too high in your strata lot. This can cause damage to your interior walls and it can cause mould. Please keep the humidity under control in your strata lot. Open windows when cooking especially when boiling during cooking. Set your humidistat in your suite no higher than 60. If water is on the inside of the windows and you can touch it, lower the humidistat to 50 or 55 for three weeks or until the fan goes off by itself. See the attached bulletin for more information.

Overhead garage signs

It was **MOVED and SECONDED** to authorize the replacement of the over height signage above both parkade gates. The cost will be \$185.00 each plus tax for a sign that is 9 inches high by 96 inches long from Kodiak Signs.

The MOTION was PASSED

Correspondence

Council reviewed 34 correspondence letters.

Requests from owners:

Unit #1307-10523 – the owner reports that the exterior of the patio balcony door needs to be painted. The concrete is showing on the patio deck surface and may need to be recoated.

5. New Business

Amenity room discussion

The security access devices are now installed on both amenity room doors. It was agreed to draft a set of rules that will be needed for these rooms. The plan is that the rooms can be used by all owners during certain times throughout the day and evening.

Owners will still be able to book the room for a set time period. Booking will take priority over casual use. Notification etc. needs to be worked out.

Once the rules are in place, Council will place notices on the bulletin boards that the rooms are open for use.

6. **Adjournment**

The meeting was adjourned at 9:45 PM until the next Strata Council budget meeting to be held on **Wednesday, December 3, 2008** 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.**