
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Wednesday, December 3, 2008

In the Amenity Room at 10533-134th St. Surrey, BC

MINUTES

Council in Attendance

Darren Crum – President

Virginia Guay – Vice President

Paul Caouette

Philippa Powers

Murray Clough

Absent with regrets: Andrew Meggait– Secretary

Others in attendance:

Brian Spencer - Dorset Realty Group Canada Ltd.

1. Call to Order

The Strata Council President Mr. Darren Crum at 7:04 PM, called the meeting to order.

Hearing

A hearing was held at the request of an owner from Parkview Court Guest regarding a noise complaint. The Owner left the meeting at 7:25 PM.

It was **MOVED and SECONDED** that, based on the information provided by the owner and steps the owner has promised to make in the future to reduce the amount of noise within the strata lot, the \$200.00 fine will not be levied at this time. The Council reserves the right to reconsider applying the fine if another noise complaint is received.

The MOTION was PASSED

Resignation from council

Due to other obligations, Mr. Len Specht, the Treasurer has resigned.

The Strata Council wishes to thank Mr. Specht for volunteering his time to serve on the strata council.

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 eleven directives from the last meeting of October 16, 2008.

Reimbursement request

It was **MOVED and SECONDED** not to grant the owner's request to reimburse the owner for the Ambulance invoice in the amount of \$80.00.

The MOTION was PASSED with one abstention.

Discussion: The information gathered indicates that the Ambulance was called at the request of the owner's family not by employees of the Strata.

Smoking Regulations

It was **MOVED and SECONDED** to authorize the purchase of smoking signs. Eight aluminium 6" x 12" signs will read "Smoking is Prohibited within 7.5 metres of openings into this building including doors and windows that open and any air intake." Ten aluminium signs and two decals 6" x 12 that will read "This is a smoke-free environment. No Smoking - Maximum fine \$2,000.00". The cost will be \$19.50 per aluminium sign and \$38.50 per decal for a 3 colour decal with a white background.

The MOTION was PASSED

Discussion: This signage is required to comply with the City of Surrey Smoking regulations.

Quotes obtained to paint the hallway ceilings at GC

Council reviewed four quotes to paint the ceilings in the Common areas at Grandview Court. The quotes ranged from \$11,500.00, \$9,820.00, \$9,450.00 and \$5,000.00.

It was **MOVED and SECONDED** to award the contract to paint the ceilings in the common hallways at Grandview Court to City Wide Painters for \$5,000.00 plus GST. The price includes all labour and materials.

The MOTION was PASSED

Incidents

There was a minor copper pipe leak in the ceiling on the 8th floor on November 19, 2008. The permanent repair is scheduled. Once the copper pipe is repaired, the drywall and painting will be completed.

Building

Building Envelope Review #3 - prompt repairs.

It was **MOVED and SECONDED** to proceed with the prompt repairs as recommended by PBEM in Review #3 at a cost of \$20,000.00 to be coded to item #3 in the budget item 5205. The remaining balance of \$2,669.50 will be paid from the Repairs and maintenance budget item 5200. The repairs will include installing bird deterrents in the small openings where birds are nesting in the spring.

The MOTION was PASSED

Discussion: All prompt repairs will have been carried out in Review #3 except the Vertical Surface item "Stucco Penetration and Rust" for which the expenditure quoted is to cover the cost for an inspection hole to be made and with a report to follow.

Annual General Meeting

The Annual General Meeting for Grandview and Parkview Courts is scheduled to be held at the Compass Point Inn (formerly the Days Hotel) in the Banquet

Room C at 9850 King George Highway, Surrey, B.C.

Caretaker suite – rental agreement

ACD Realty, the property manager for the owner, is checking with the owner of Unit #603 to see if they are interested in entering a new lease agreement for a 3 year term. The lease agreement is on a month to month tenancy at the present time.

Quote from Rich-Tek industries.

This firm specializes in water systems, high pressure pumps and Pressure reducing valves (PRV's).

It was **MOVED and SECONDED** to approve a quote from Rich-Tek for \$2,730.00 plus GST to rebuild 4 PRV's located in the mechanical room to prevent further hot water crossovers. The hot and cold water supply system needs to stay in balance.

The MOTION was PASSED

Lighting ballast replacements-BC Hydro

Council reviewed an energy saving and cash rebate proposal put forth by BC Hydro to upgrade all of the fluorescent tube lighting ballasts in both buildings.

It was **MOVED and SECONDED** to apply for the BC Hydro rebate to change out all of the lighting ballasts to electronic ballasts. This is subject to clarification of their offer so that Council is clear on the initial costs and the time frame for recovery of the initial investment. Hydro claims the Strata will enjoy energy savings of over \$4,000.00 per year.

The MOTION was PASSED

Security

Security issue outside the GC amenity room door.

It was **MOVED and SECONDED** to have Sterling Fence install a chain link enclosure, ensuring one way passage out due to fire regulations, sealing off the alcove outside of the Grandview Court Amenity room where vagrants and drug users are now starting to frequent this location.

The MOTION was PASSED

Discussion: A security sign was installed and black lights have been installed already.

Current Financial Statement

Council reviewed the financial statement for October 31, 2008.

The Operating Account balance as of October 31, 2008 = **\$119,294.85**

The Contingency Reserve Fund Balance as of = **\$63,358.76**

Construction Joint Repair as of October 31, 2008 = **\$95.88.**

Carpeting PC + #3rd and 4th floors of GC as of October 31, 2008 = **\$2,105.04**

Receivables report.

The receivables as of October 31, 2008 = **\$19,965.47.**

Two strata lot owners owe the Strata Corporation \$5,000.00 each for the strata insurance deductible. This totals \$10,000.00. The Strata has already paid out this money to trades persons carried out the repairs caused by the water damage in both cases. The Owners were found to be responsible for the cause of the Insurance claims in both cases.

It was **MOVED and SECONDED** to start a Small Claims lawsuit against the owners of Units #1404-10523 and #415-10533 134th St. in order to collect the Strata insurance deductibles totalling \$5,000.00 per unit.

The MOTION was PASSED

Thyssen/Krupp elevator cost increase.

The cost increase, which is allowed for in the contract will be 7% starting December 1, 2008.

Operating Budget for 2009-2010

It was **MOVED and SECONDED** to approve a Proposed Operating Budget to present to the owners for their approval at the Annual General Meeting. The 2009-2010 proposed budget will include an increase in strata fees of 3%.

The MOTION was PASSED

Bank fees

A new contract has been entered into between RBC and Dorset Realty. This will benefit the Owners of Grandview and Parkview Court as the interest payable will increase by 1/2 of one percent in interest paid on all bank accounts regardless of their balance. The interest paid will increased from RBC Prime less 2.75% to RBC Prime less 2.25 %.

New bank charges:

There will be some bank charges associated with the new agreement as follows:

- \$10.00 fee per bank account/month = \$480.00 year. (4 accts = \$40/month.)
- \$4.50 fee per bank account/month for on-line banking = \$216.00 (4 accts=\$18 month.)
- \$4.00 flat fee per month for Pre-authorized Payments service =\$48.00 per year.
- Total potential fees = \$744.00.

Caretaker Holidays

It was **MOVED and SECONDED** to add one week holiday into the contracts for the senior Caretakers effective March 8, 2009.

The MOTION was PASSED

Discussion: With the extra week holiday there will be no increase in the Caretaker's salary for the next year. The senior caretakers have been employed by the Strata Corporation since March 8, 2002. By March 8, 2009, they will have been employed by LMS 1328 for seven years.

Resolutions for the AGM

It was **MOVED and SECONDED** to present the following 3/4 vote resolutions to the owners for their approval at the Annual General Meeting scheduled for January 29, 2009:

To Add to Bylaw 3

Construction bylaw - 3/4 vote

5(9) an owner must ensure that the hours of work are restricted to 8 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays. An owner must not work or permit work to be done on Sundays or statutory holidays including Boxing Day.

To Add to Bylaw 5:

Smoking bylaw - 3/4 vote

3(7) Without limiting the generality of Bylaw 3(1), an owner, tenant, resident or

NO
AGM
GEM

1/52

NO

occupant or visitor of a strata lot must not smoke on the common property, including any limited common property; *Excluded*

- (a) An owner, tenant, occupant or visitor must not dispose of cigarette or cigar butts on the common property, including limited common property;
- (b) Upon notification of a justified complaint of the smell of smoke in the common property, including limited common property, emanating from a strata lot, the owner, tenant, occupant or visitor must take appropriate steps to stop the smoke from escaping.

*Not
Emended*

2. New carpets – Grandview Court - 5th to 16th floors – ¾ vote

To approve an expenditure of \$22,359.27 inclusive of GST from the Contingency Reserve Fund to add new carpets in Common Hallways on the 5th to 16th floors of Grandview Court.

The MOTION was PASSED

Correspondence

Council will review the correspondence.

Requests from owners:

1. It was **MOVED and SECONDED** to approve the owner's application to keep a Pomeranian dog at #302-10523.

The MOTION was PASSED

2. Council reviewed seven pages of complaints from one owner in Grandview Court about the owner above walking around with hard shoes or high heel shoes. It was noted that numerous fines have already been levied against the other owner. Further fines will be applied. One of the complaints references cigarette smoke. New bylaws are to be voted on at the next AGM that deal with second hand smoke.
3. An Owner in Parkview Court reports that the vent across from Unit #407 is dirty and appears to be adding dirt to the walls. The owner also reports that there is a crack in the crown moulding and there is damage to the ceiling outside of the door to the suite. This area will be inspected for future repairs.

5. New Business

Centre courtyard hedge.

The centre courtyard hedge that was removed from the north side will be discussed in the spring. It may not be replaced as a few owners like the openness created without it there. It was also suggested the hedge be kept trimmed low for a better aesthetic appeal and for security reasons.

Christmas light contest.

It was **MOVED and SECONDED** to permit the Caretaker to organize a Christmas light display contest.

The MOTION was PASSED

6. Adjournment

The meeting was adjourned at 11:00 PM. The **ANNUAL GENERAL MEETING** will be held on **Thursday, January 29, 2009** at 7:00 PM in Banquet Room C at the Compass Point Inn, (Formerly the Days Inn) at 9850 King George Highway, Surrey, B.C.

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.**