
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, September 23, 2010

In the Amenity Room at University Drive Surrey, BC

MINUTES

Council in Attendance

Darren Crum – President

Murray Clough – Vice President

Holly Chartier - Secretary

Philippa Powers

Danielle Guay

Absent: Wayne Pickerell - Treasurer

Others in attendance:

Brian Spencer - Dorset Realty Group Canada Ltd.

1. Call to Order

The Strata Council President Darren Crum 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 4, 2010.

MOTION PASSED

3. Business arising from the previous minutes

1. Review Council inspection report - The Property manager reported that all items on the report were reviewed and a quote is being obtained to complete the items in the report.
In progress – Some items are completed. Some are still in progress.

2. Consolidated Rules - Council will review the consolidated and rules They will be discussed and voted on at the next meeting.

It was **MOVED and SECONDED** to present the consolidated Rules to the Owners at the Annual General Meeting for ratification.

MOTION PASSED

4. Regular Business

Caretaker Report

Council reviewed the Caretaker's report.

Property Managers Report

Directives

Council reviewed eleven directives from the last meeting held on August 4, 2010.

Incidents

Break and enter

There was a break and enter on August 31, 2010 in 10523. One suite door was forced open. There was no evidence of forced entry to the building. Owners are cautioned about allowing persons they do not know to follow them into the building at the lobby or the parkade entrances.

Vehicle Break and enter

A vehicle was broken into on September 19, 2010 on P-1 in 10523. There was no evidence of forced entry to the building. Owners are cautioned about allowing persons they do not know to follow them into the building at the lobby or the parkade.

(Notices were not put on the notice boards about these incidents but they will be in the future)

Insurance claim - Water escape - #406-10533

On September 21, 2010 a washing machine fill valve did not shut off and water escaped flooding multiple units down to the first floor.

Owners are reminded to make sure that they have Personal Insurance coverage for the Strata Deductible. The Strata Deductible for water damage is now \$10,000.00 as of October 1, 2010.

**IMPORTANT MESSAGE!
ALL OWNERS-TENANTS
PLEASE UPDATE YOUR PERSONAL INSURANCE POLICY "STRATA DEDUCTIBLE"
COVERAGE.**

**The "Water and Sewer deductible has increased from \$7,500.00 to \$10,000.00 and All losses from \$1,000 to \$2,500.00 effective starting Oct 1, 2010 to Oct, 1, 2011
CALL YOUR INSURANCE BROKER TODAY!**

7:30 PM

Hearing with an Owner from Parkview Court

An Owner and friend met with the Strata Council to discuss obtaining permission to keep a dog. The Owner and friend left the meeting at 8:00 PM.

Financials/Receivables

Council reviewed the financial statement for August 31, 2010

The Operating Account balance as of August 31, 2010 = \$91,368.54

The Contingency Reserve Fund Balance as of August 31, 2010 = \$134,756.69

Prompt Repairs Oct 2009 Balance as of August 31, 2010 = \$35,344.46

Receivables report.

The receivables as of August 31, 2010 = \$15,521.84

Invoice for approval

PBEM – Final Invoice for Prompt Repairs

It was **MOVED and SECONDED** to authorize payment of the PBEM Invoice #9-414 dated July 31, 2010 for \$5,544.00 for 100% of the prompt repairs of \$24,750.00 plus tax subject to deficiencies being completed first.

MOTION PASSED

Ruslan Window

It was **MOVED and SECONDED** to authorize payment of the Ruslan Window Cleaning Invoice #604438 dated August 24, 2010 for \$3,528.00 for window cleaning.

MOTION PASSED

Building

WPS – Fire Safety Plans

WPS sent the artwork for the new fire plans to Council for approval.

#1603 – Penthouse stucco deficiency

This is scheduled for repair by PBEM.

Commercial Lighting quote for new pole lamp fixtures.

The samples provided were not what Council had in mind. A sketch was provided of the proposed new fixture. It would be similar to the existing one but with a cap on the top to keep light from emitting upwards.

Heating Ventilation Air Conditioning – Quarterly inspections

A discussion was held about the performance of the contractor and the cost of some of the work that has been performed. A quote will be obtained from another firm.

Parkade report

The Engineer, James Neil and Associates Engineers were contacted to schedule the work right away.

Fenno Sauna

Fenno Saunas will be contacted again to provide a quote to refurbish the remaining three saunas.

Grounds

Paraspace paver quote - \$15,828.00 plus HST.

Paraspace will be contacted to re-quote. Paraspace is to provide a quote for the paver bricks in front of the lobby and on each side of the sidewalk only.

Spring and Fall plantings

It was **MOVED and SECONDED** to authorize Paraspace to proceed with the quoted Spring Flowering bulbs for \$396.00 and Winter Flowering Annuals for \$684.00.

MOTION PASSED

Correspondence

Requests from owners:

#413-10533 – request to keep a dog.

It was **MOVED and SECONDED** to grant approval for the Owner of Unit #413-10533 to keep a dog, a Newfoundland, subject to strict conditions including carrying the dog or using a wagon to carry the dog.

MOTION PASSED

10523 – Not carrying dogs on Common Property

It was **MOVED and SECONDED** to postpone the application of the fine for \$200.00 for not carrying two dogs while on the Common Property based on the Owner's written submission.

MOTION PASSED

10523 – Car being damaged by the carwash.

It was **MOVED and SECONDED** to paint perimeter lines for the floor of the carwash rack, install a plastic barrier and move the hose to the inside of the car wash (already done by Darren).

MOTION PASSED

#107-10523

It was **MOVED and SECONDED** to grant approval to the owner in #107-10523 to keep a pet dog, a 7lb. Maltese.

MOTION PASSED

10523 – Request to reverse late fines

It was **MOVED and SECONDED** that based on the written submission from the Owner; the late fines will be reversed.

MOTION PASSED

5. New Business

Yelling from Balconies

It was noted that some owners were yelling from their balconies during a Police incident. Owners are asked to please refrain from hollering from the balconies as it disturbs others.

Excess speed in the parkade.

The Council asks that Owners please keep their speed down in the parkade especially while exiting and entering the garage gates.

Pet Bylaw amendment

A brief discussion took place about considering amending the pet bylaw to restrict weight and/or the height of pets. This will be discussed at the next Council meeting.

6. Adjournment

The meeting adjourned at 8:55 PM until the next Strata Council meeting to be **Thursday, October 21, 2010** at 7:00 PM in the amenity room at 10523 University Drive., 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.**

October 7, 2010

Dorset Realty Group
200 - 8211 Ackroyd Rd.
Richmond, BC V6X 3K8
Fax: 604-270-8446
Email: brianspencer@dorsetrealty.com



Reference: LMS 1328 – Grandview / Parkview Court
10523-134th Street

Residential Review Checklist
pLMS 1328_10-151revchk

Dear Owner or Resident:

Pacific Building Envelope Maintenance (PBEM) will be conducting an envelope review starting October 12, 2010 during work hours. Please complete this form and return it by **as soon as possible** to **Dorset Realty Group** via mail, fax or email above; attention of **Brian Spencer**.

All comments are to refer to the exterior walls only.

Name : _____
Phone Number : _____

Address : _____
Unit Number : _____

| Component | Report | Comment |
|-------------------------------|---|---------|
| Windows & Doors | Drafts <input type="checkbox"/> | |
| | Interior Water Stains <input type="checkbox"/> | |
| | Condensation in Glass <input type="checkbox"/> | |
| | Sealant (Damaged) <input type="checkbox"/> | |
| | <input type="checkbox"/> | |
| Exterior Cladding | Warped / Damaged <input type="checkbox"/> | |
| | Missing <input type="checkbox"/> | |
| | <input type="checkbox"/> | |
| Balcony & Railings | Damaged Membrane <input type="checkbox"/> | |
| | Loose Railings <input type="checkbox"/> | |
| | Drains / Ponding Water <input type="checkbox"/> | |
| | Debris Buildup <input type="checkbox"/> | |
| | <input type="checkbox"/> | |
| Flashing | Damaged / Bent <input type="checkbox"/> | |
| | Rusting / Obstructed <input type="checkbox"/> | |
| | <input type="checkbox"/> | |
| Other | <input type="checkbox"/> | |
| | <input type="checkbox"/> | |

Thank you for cooperating in submitting this form.

Yours Truly,
PBEM and the Strata Council, LMS 1328.

www.pbemltd.com
pLMS 1328_10-151revchk

#106, 7201 - 72nd Street | Tel: 604-940-6056
Delta, B.C. Canada V4G 1M5 | Fax: 604-940-6057

September 22, 2010

TO ALL OWNERS/TENANTS

**PLEASE PURCHASE PERSONAL INSURANCE COVERAGE
INSURANCE FORM – 100 – Bulletin-LMS 1328**

**IMPORTANT MESSAGE!
ALL OWNERS-TENANTS
PLEASE UPDATE YOUR PERSONAL
INSURANCE POLICY “STRATA DEDUCTIBLE”
COVERAGE.**

The “Water and Sewer deductible has increased
from \$7,500.00 to \$10,000.00 and All losses from
\$1,000 to \$2,500.00 effective starting Oct 1, 2010
to Oct, 1, 2011

CALL YOUR INSURANCE BROKER TODAY!

Personal belongings-Additional Living Expenses-Laminate/Hardwood Flooring-Strata Deductible

1. Personal Belongings-Additional Living expenses

It is extremely important that Owners know that the Insurance Policy for the Strata Corporation **does not cover your personal belongings in case of a loss.** If your personal belongings are damaged as a result of a water escape or fire or sewer back up, only your own **PERSONAL INSURANCE** may cover your **personal losses.** Each Owner and Tenant should purchase insurance coverage for their **personal belongings.** “Additional Living Expenses” should also be included in the personal policy in case you may need to live somewhere else like a hotel room while the strata lot is being repaired.

2. Laminate/Hardwood Flooring

Owners must ensure they are covered personally for any upgrades the Owner may have added like laminate/hardwood flooring etc. to the interior of the strata lot since it was new. The strata policy does NOT cover upgrades.

3. Strata Deductible-Negligence

Your personal policy should also include a “strata deductible” section in case the Owner or Guest or the Tenant caused the damage. **Personal Condominium/Strata Policies** may offer a **Strata Deductible** which then reimburses the deductible imposed by the strata corporation. Sometimes this deductible is built into the insurance package and other times it is offered as **optional coverage** for an additional premium. It is recommended to review the amount of available Insurance coverage for the “Strata Deductible” with your Insurance broker. **The current “water damage” deductible is \$7,500.00 and the “all property” deductible is \$1,000.00 for the period of Oct 1, 2009 to Oct 1, 2010.**

Example: If an Owner or a guest or a tenant overflows a washing machine, sink or a bathtub etc. and the Strata Council finds them responsible, they may be held liable to pay the costs up to the amount of the insurance deductible. This can amount to several thousands of dollars.

4. Other-Repairs and Maintenance within a strata lot

Owners must make sure that they keep everything **within their strata** lot in good working order and in good condition to prevent a water escape etc. This includes but is not restricted to dishwashers, refrigerators with ice makers, garburetors, toilets, sinks, bathtubs and any copper pipes or taps and fixtures located within the strata lot, or from any alterations done by the Owner to the strata lot etc.

Owners should make sure **cold and hot water shut off valves work properly etc.**

Owners may wish to consider employing a professional contractor to carry out regular inspections and maintenance of these in suite items.

NOTE! This bulletin is for information purposes only, it is not all inclusive and is in no way intended as offering insurance advice. We encourage Owners/Tenants to take this bulletin and review it with their insurance broker to ensure they have adequate coverage. **THIS IS VERY IMPORTANT!**

Dorset Realty Group Canada Limited. Ph. 604-270-1711-ext 119 Fax 604-270-8446

E-mail: brianspencer@dorsetrealty.com