
Minutes of the Strata Council Meeting

Whalley Pointe - Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, June 1, 2017

In the Amenity Room at 10523 University Drive, Surrey, BC

MINUTES

Council in Attendance

Darren Crum – President	Cole Nicks – Vice President
Laura Hooper – Treasurer	
Paul Lee	Murray Clough
Wayne Pickerell	

Regrets: Philippa Powers – Secretary

Others in attendance:

Brian Spencer - Dorset Realty Group
A representative of an Owner in 10533 for a Hearing.

1. Call To Order

The Strata Council President Darren Crum at 7:00 PM, called the meeting to order.

7:33 PM - Hearing – A family member representing the Owners arrived at 7:30 PM for a hearing. The Owner is applying to rent out a strata lot in 10533. The representative provided verbal information why the Owner(s) would qualify for Hardship and requested that the approval would be needed for a two year period. A question and answer period took place. The representative left the meeting at 7:50 PM.

Request to rent under Hardship for a Strata Lot in 10533

It was **MOVED and SECONDED** that after considering all of the information presented by the representative of the Owner from 10533, that the request for hardship for a 2 year period be denied. The Strata Council did not find that the criteria warranted granting Hardship.

MOTION PASSED

2. Approval of the minutes of the last meeting.

It was **MOVED and SECONDED** to adopt the minutes of May 4, 2017.

MOTION PASSED

3. Business arising from the previous minutes

There was no business arising.

4. Regular Business

Property Managers Report

Caretaker Report

Council reviewed the report dated May 2017.

Directives

Council reviewed thirty-one directives that resulted from the last meeting.

Incidents

- 10533 – An Owner reported the glass in a bedroom window was broken. The cause is unknown and the Strata will replace the window under the Strata's Insurance policy under "Glass".

- SL 25- 10533 – A Owner reports some drywall/paint damage around the ceiling to wall connection and several cracked kitchen floor tiles. The Owner requests an inspection of the building. Photos of the drywall paint flaking and the kitchen tiles were reviewed and the Owner did stated that this damage happened over a several year period. it was **MOVED and SECONDED** to advise the Owner in 10533 to carry out general redecorating of drywall patching and painting and to replace the cracked kitchen floor tiles at the Owners expense. Once the work is completed, the Owner is to contact Dorset Realty and the unit will be inspected and photographed. The Owner is to report any signs of further damage to the paint or tiles to the Strata after that time.

MOTION PASSED

Block Watch Report

Ms. Powers gave her regrets and did not attend the meeting.

Financials/Receivables

Council reviewed the financial statement for April 30, 2017

1000-03 The Operating Account balance as of April 30, 2017 = \$169,803.95

The Contingency Reserve Fund Balance as of April 30, 2017

1010-00 CRF - \$331,942.94

1030-00 CRF GIC Cash - \$7.79

1030-02 CRF GIC Home Trust - \$100,812.00

1030-00 CRF GIC Equitable Bank - \$100,128.49

Total CRF \$532,891.22

1020-01 Copper Pipe design-Tender-2015 \$697.21

1020-02 Re-pipe Project 2016 \$419,303.87

Receivables

11000-00 Receivables for April 30, 2017 = \$26,033.84

11000-0 Receivables for April 30, 2017 = \$82,124.44

Arrears Collection – An Owner in 10533 paid all of the arrears owing to the Strata in the amount of \$12,247.50.

Liens – It was noted that Liens have been registered at the Land Title Office against four Strata Lots due to non-payment of money owing to the Strata Corporation.

Invoice for approval

Platinum Pro-claim

It was **MOVED and SECONDED** to authorize the payment of invoice 161622SRE dated April 12, 2017 for emergency services to Unit #108-10533 for mould issues from water ingress from the balcony membrane for \$2,654.02.

MOTION PASSED

Platinum Pro-claim

It was **MOVED and SECONDED** to authorize the payment of invoice 161565-SRE dated April December 9, 2016 for emergency services to Unit #806--10523 for water escape from a pipe leak in the bedroom for \$2,007.14.

MOTION PASSED

McCuaig and Associates Engineering Ltd

It was **MOVED and SECONDED** to authorize the payment of invoice #13471 dated May 26, 2017 for Engineering Construction Management for 95% completion of the \$20,000.00 quoted for the Re-pipe project for \$1,050.00.

MOTION PASSED

Spring Clean-up dumpster

It was **MOVED and SECONDED** to authorize the payment of invoice #14601 dated May 30, 2017 for Bin There Disposal Services for \$1,184.40.

MOTION PASSED

Benchmark –Drain Clean-outs-10523

It was **MOVED and SECONDED** to authorize the payment of invoice #17-444 dated May 5, 2017 to Benchmark Mechanical to clean out the 50 Ft. of the toilet drains in #210 and #202 -10523 for \$1,411.39 plus tax.

MOTION PASSED

Building

Elliptical trainer for Parkview Court

It was **MOVED and SECONDED** to purchase an elliptical trainer Spirit Model CE 850 for \$3,399.00 plus tax with a 5 year all parts and 2 year all labour warranty from Flaman Fitness.

MOTION PASSED

Fire Alarm Panels

Resolution #1 was approved at the last Annual General Meeting to install new Fire Panels in both buildings for \$95,000.00. The process of finalizing the quotes will begin to select the successful bidder.

Redecorate both Lobbies

Resolution #2 was approved at the last Annual General Meeting to redecorate both lobbies for \$40,000.00. The decorating committee is obtaining quotes and working toward finalizing materials and colours.

City of Surrey letter dated May 4, 2017-Parkade survey

It was **MOVED and SECONDED** to permit the City of Surrey Transportation Dept. to conduct a count of parking stalls and the total number of parked cars in the parades to assist them in a study.

MOTION PASSED

Speedy Glass Report

It was **MOVED and SECONDED** to obtain a quote from Speedy Glass to replace the damaged Canopy Glass at 10523 with thicker laminated 8mm heat strengthened glass.

MOTION PASSED

Benchmark Quote-#1 storm pump failed

It was **MOVED and SECONDED** to approve the quote dated May 17, 2017 to Benchmark Mechanical to repair the #1 storm pump in 10533 which stopped working for \$1,200.00 plus tax.

MOTION PASSED

Benchmark quote to install a boiler relief valve

It was **MOVED and SECONDED** to approve the quote dated May 18, 2017 to Benchmark Mechanical to replace a boiler relief valve in 10523 per the code in 10523 for \$490.00 plus tax.

MOTION PASSED

Grounds

Paraspac proposal – Irrigation - April 19, 2017

It was **MOVED and SECONDED** to authorize Paraspac to complete item #1 in the quote dated April 19-17 to adjust turf emitters for \$522.00 plus tax.

MOTION PASSED

It was **MOVED and SECONDED** to authorize Paraspac to complete Item #2 in the quote dated April 19-17 to install a new irrigation zone for 1,718.00 plus tax.

MOTION PASSED

Paraspac – Irrigation Assessment - May 25, 2017

It was **MOVED and SECONDED** to authorize Paraspac to complete the further investigation required for Box A: Zone 2 and Box B: Zone 1 for \$118.00 plus tax.

MOTION PASSED

Report from Landscape Committee

The water line for the sprinklers that had to be moved for the bus stop renewal by the City of Surrey has now been reconnected. The shrubs and plants are being trimmed and pruned as part of the annual maintenance and considering security and access to the fences for painting. The landscaping committee will be assessing the gardens for plants and shrubs that need to be replaced due to the harsh winter and dry summer last year. Council agreed to get a quote on removing the tree, repairing the drainage and planting shrubs in the planter outside the main lobby of Grandview.

Correspondence

Requests

- a) An Owner in 10533 request approval to install a privacy screen and provided a photo of it. It was agreed Strata Council will meet with the Owner to discuss alternatives.

- b) An Owner of three strata lots requests the late fees and lien fees be reversed. It was **MOVED and SECONDED** that after reviewing the Owners request and considering the Owners record of paying Strata Fees in a timely manner, some of the late fees will be reversed. Lien fees are hard costs to the Strata and cannot normally be reversed.

MOTION PASSED

Complaints

1. 10533-Bylaw contravention – May 25-17 – Noise - \$200.00 fine applied and payment demanded.
2. 10533-Bylaw 3 (1) loud noises etc. \$200.00 fine will be applied on the deadline of June 16, 2017.
3. An Owner in 10523 has a complaint about a fellow Owner parking too close and over the line between the parking spaces. A warning letter will be sent.

Correspondence letters

4. 10533 – May 5, 2017 CRT expense charge up to the Owner \$135.70.
5. 10533 – May 19, 2017 CRT expense charge up to the Owner \$25.
6. 10533 - May 10, 2017 - warning about stored items in vehicle
7. 10533 – May 25, 2017 - #200.00 fine warning about stored items in vehicle.
8. 10523 – May 19, 2017-CRT expense charge up to the Owner \$125.00.
9. 10523 - May 18, 2017 Overdue parking fees notice for \$105.00

Alterations

10. SL 10 - #111-10533 – An alteration was approved to replace the bath with a shower providing all permits are obtained and approved. (All other work listed on the request form has not yet been approved.)

5. New Business

Novus Entertainment

Dorset will follow up with Novus to see if they have a proposed date to install their Internet, Phone and TV services.

Pressure washing of Common areas

It was agreed to get a quote to pressure clean the sidewalks, patios, lobby entrances and the 4 exit stairwells from the exterior of the ground level to the parkade.

Balconies – items prohibited

Owners are reminded about the bylaw restrictions for the balconies. Owners found in contravention will be fined \$200.00 as these bylaws are not just for appearance but are a **SAFETY ISSUE**. In addition, high winds, which have been frequent lately can exacerbate the safety issue.

Bylaws 3 (2) (g) (h) and (i)

(2) A resident or visitor must not:

- (g) place free standing objects on **top of balcony railings;**
- (h) **adhere, fasten, mount or install any item to any exterior surface** of the limited common property or common property including any deck, patio or **balcony;**
- (i) **install hanging baskets, plants or any other hanging items on limited common property or common property;**

If you have anything on your balcony that is in contravention of the above Bylaws please take the necessary steps to correct the problem. A survey of all balconies and patios will be conducted starting July 1, 2017 to identify any items that contravene the above bylaws.

Wind Chimes

It was noted that there are wind chimes on a strata lot at 10533. The Owner will be requested to remove them.

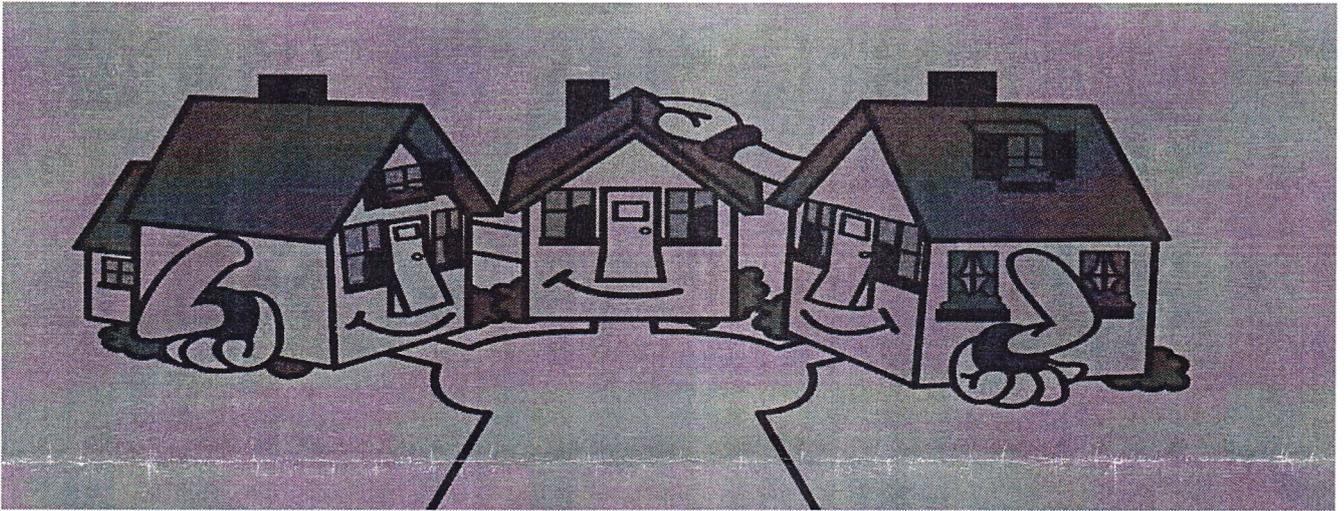
6. Adjournment

The meeting adjourned at 9:20 PM until the next Strata Council meeting to be **Thursday, July 13, 2017** at 7:00 PM in the amenity room at 10523 University Drive, Surrey, BC.

Respectfully Submitted - Dorset Realty Group

If you require information regarding your strata maintenance fee payment account, please call the accounting department at Dorset Realty Group @ 604-270-1711 ext. 170; 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.**



Block Watch 1.249
blockwatch1.249@gmail.com

Hello Fellow Blockwatchers:

Good news! There is nothing to report this month!

Just a few reminders:

~ Summer is nearly on us and that means hot weather. Doors and windows will be thrown open to let in the sunshine and allow the breezes to cool our homes. Please: do not leave rooms that have doors open. Do not sleep with windows open if there is anyway someone could squeeze through and into your home. Remember homeless people feel the heat as much as we do so there will be more of them around especially in the field across the street where it is a little cooler.

~ There is a lot of construction in the blocks surrounding our complex. This means there will be workmen in the area; and, the possibility of petty crimes committed by either an opportunistic worker or street person. Please be aware of anyone who appears suspicious who has managed to gain entry into the building or is attempting to gain entry into the building. If you see anyone trying to gain entry or someone who has forced their way in, please call 911 immediately. Do not attempt to engage this person yourself. Call the police once you are safely in your suite.

~ If you like to escape the heat by enjoying the grounds in the evening, exercise caution in areas that are sheltered and/or not easily viewed by others. Some street people like to hang out in the less visible areas of our property. The last thing anyone wants is an unexpected encounter in the wee hours of the morning.

Other than that, always be aware of your surroundings and have a wonderful summer!

Til next time. Take care.

Volunteers Invited to the



Bylaws Working Group

**We are looking for individuals to join our committee to review
and make recommendations for updating our Strata Rules and
Bylaws**

**Interested??:
Please RSVP the office at 604-589-0274**

Note to Residents:

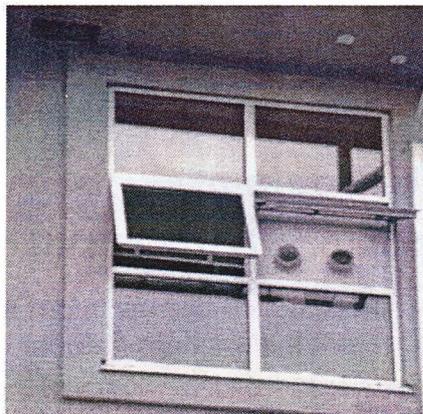
Suggestions for the Use of Portable Air Conditioners

During the hot Summer Months, many residents rely on portable air conditioners to help keep cool. You Council asks that, in order to keep an attractive appearance to our buildings and avoid Bylaw infractions, please note the following suggestions;

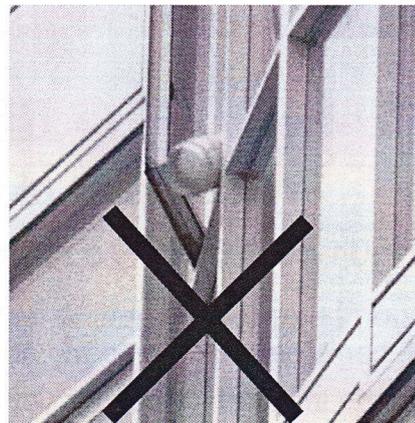
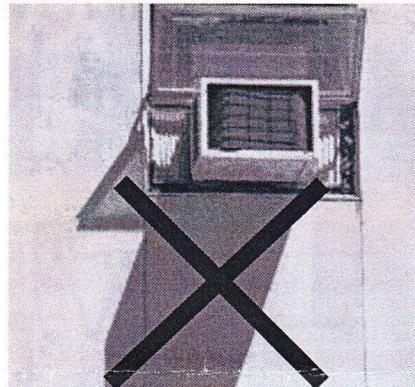
- Window mounted room air conditioners are NOT allowed.
- Portable air conditioners generally have vent hoses that require venting to the outdoors – hoses should not be protruding or hanging out of windows.
- Where visible, hoses should be mounted in the window openings in a fashion recommended by the manufacturer that is attractive to the outside appearance of the buildings. This may require window vent enclosures that fit neatly in the window frame and should be either white or beige in color.

Some examples are shown below;

Acceptable ✓



Unacceptable ✗



Thank you for your cooperation in keeping our home an attractive one.

Security Channels



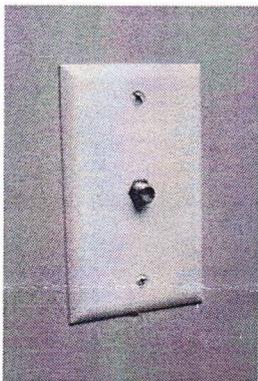
You can view the Lobby Cameras
on the Security Channel

(via your in-suite cable)

Shaw box channel: 398

TV / antenna channel: 134

(Sorry - This channel is not available on Telus equipment – please contact your service provider. Also note, the signal is digital and may not work on all TV models.)



REMEMBER

We are part of the Blockwatch Program...

Call 604-599-0502 to report suspicious persons & trespassing.

Every report helps toward getting faster, better service and more police patrols in our area.

Call back the next day to the non-emergency number to get the incident number and send the incident number to your Blockwatch: blockwatch1.249@gmail.com

- **Call 9-1-1 when an immediate police response is needed.**

Keeping our neighborhood safe is everyone's responsibility – play an active role in crime reduction!