

**COUNCIL MEETING MINUTES Wednesday, February 26, 2014
14 ROYAL AVENUE EAST- BCS 1676**

LOCATION:

7:00 p.m. – Amenity Room
#14 Royal Avenue East
New Westminster, B.C.

**STRATA COUNCIL
2013/2014**

PRESIDENT

Bob Logan - #305

TREASURER

Sherry Baker - #106

SECRETARY

Tatiana Mersiadis - #309

BYLAWS

SECURITY

Ted Yeadon - #417

AT LARGE

*Dave Brown - #104
John Verchomin #414
Brad Johnson #405*

FOR

CONTACT INFORMATION

AND MINUTES PLEASE VISIT:

www.14victoriahill.com

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

सुधी सटवणी विरवा वरवे विमे वेले रिम द एुसेवा वरवार

ATTENDANCE:

Bob Logan
Sherry Baker
Dave Brown
Ted Yeadon
John Verchomin
Tatiana Mesiadis

REGRETS:

Brad Johnson

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. A quorum was established.

(2) ADOPTION OF AGENDA

Following review and discussion of the agenda it was then MOVED / SECONDED to adopt the agenda as prepared by the president.

(3) ADOPTION OF PREVIOUS MINUTES

Following review of the Minutes of the Council Meeting held on November 6, 2013 it was MOVED / SECONDED to adopt the Minutes as prepared by the secretary.

(4) BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 GARAGE DOOR

Versatile Door has yet to install automatic closure on Gate 3

4.2 LOWER STAIR WELL EXIT DOOR

Chaulking has been carried out. With the extreme amount of rain that we have experienced, there appeared to be some water getting in.

4.3 DRIVEWAY

A round mirror at top of driveway is still to be installed.

(5) FINANCIAL REPORT

5.1 FINANCIAL STATEMENTS

The treasurer presented and reviewed the Financial Statements. Following

further review and discussion, it was MOVED/SECONDED to approve the Financial Statement up to and including February 28, 2014 as prepared by the treasurer. There is \$211,293 in the Contingency Fund as of February 28, 2014.

5.2 PROPOSED BUDGET FOR 2014/2015

A proposed budget for 2014-2015, with a 3% increase to strata fees, was presented and accepted for presentation at the AGM. The increase in fees is due to increase in costs and maintenance issues. In 2013 there were costs associated with items that we deemed self insured.

(6) COMMITTEE REPORTS

6.1 GARDENING

The proposal submitted by Paraspace Gardening for the coming year was discussed. David Brown and John Verchomin will be doing a walk around the grounds to discuss the proposal further.

6.2 MAINTENANCE

Smoke alarms in all common areas require replacement every 10 years. A quote was received from Vancouver Fire to replace all 95 Smoke Alarms at a price of \$ 6,115.00 plus applicable taxes. This is required to be done in 2015. This item has been put forward to our depreciation report for action.

The CO monitors in both levels of the parkade were tested and recalibrated. Of the 9 units, 2 units in the P2 level were found to be defective and required replacement. This cost will be covered in our current maintenance budget.

A quote was obtained from the Colwin Electrical Group to perform a Thermographic Inspection on the Electrical Equipment and Panels in the Transformer Room. As we do not have a backup generator we will have this inspection carried out and any resulting repairs will be completed.

After the last break in through Gate #3 and into the bicycle storage area adjacent to Gate #1, temporary repairs were carried out by Strata to the bicycle storage area and permanent repairs to Gate #3 were carried out by Versatile Door. Quotes will be obtained to repair the damaged chain link portion of the fencing that is on the outside of the bicycle storage area, and to apply expanded metal lath to repair the damaged portion on the inside of the storage area. Quotes will also be obtained to apply expanded metal lath to the inside of the larger bicycle storage area, the same as the rest of the areas in the parkade. The Nurses Lodge, Strata BCS 2772, will be contacted to find out if they wish to repair their bicycle storage area and it could be done at the same time.

Invoices have been sent to Strata BCS 2772, the Nurses Lodge, one for the last quarter of 2013, which included snow removal - \$165.77 and one for their portion of the repairs to Gate #3 as well as the servicing of the one CO monitor that is in their designated portion of the parkade - P1 level- \$89.99.

The fan motor in the Elevator Equipment Room is identical to the unit that is located in our recycle/garbage room. As there were no filters on this fan, a rack was made and installed for filters to protect and lengthen the life of the unit. The filter will be replaced monthly. Filters are purchased from Pacific Filter Ltd. A quote on repairing the old fan motor from the garbage room has been requested.

There was an issue with a Monitoring relay in the transformer room. Vancouver Fire replaced the relay on December 11, 2013. There was an issue with the Fire detection Annunciator Panel located in the lobby during the week of February 2, 2014 that accompanied calls from our Monitoring Service. Vancouver Fire and Safety sent a Service Tech on February 12 and 14, 2014 to deal with problem. As the Service Tech was not qualified to solve problem, the strata will not pay for any charges for these dates. On February 17, 2014 a senior technician replaced a monitoring relay and the problem appears to be resolved.

The Air Compressor which is connected to the dry portion of our Fire Suppression System has been inspected annually by Vancouver Fire. It was discovered that if the compressor fails there would be

approximately a 4 hour delay before water would start coming out of the sprinkler heads. Besco was called to service and inspect the compressor. Bob Logan requested a quote to purchase a second compressor and have it installed in parallel with our current compressor along with an red flashing indicator light, mounted outside the Mechanical Room that would activate when the pressure drops because of compressor failure. This would give us time to switch over to the stand by unit, thus preventing a lot of water damage.

(7) CORRESPONDANCE

A letter has been received by the residents of Unit 216 regarding ongoing maintenance items as well as suggestions for the strata council to be more active in applying current registered By-Laws.

(8) NEW BUSINESS

8.1 COMPOST RECYCLE BINS

Enviro Can Clean will be asked for a quote to clean our recycle bins and the waste food scraps bins.

8.2 LIGHTING IN THE LOBBY

A quote has been received for renting scaffolding to enable the replacement of the lights in the lobby ceiling. While the scaffolding is in place the windows in the top of the lobby will be cleaned.

8.3 PROPOSAL FOR CHANGE TO BYLAWS

A discussion was held regarding a change to the bylaws regarding ownership of strata units.

8.4 PAINTING QUOTE

Quotes for painting various areas of the exterior and the interior of the building have been called for.

8.5 TRAFFIC PATTERN CONCERNS

A letter regarding the current traffic problems was sent to, the Mayor of New Westminister, the Mayor of Surrey, the CEO of Translink and to the Provincial Minister of Transportation and Infrastructure.

We attended a meeting held on February 11, 2014 at the Boiler House in Victoria Hill. Meeting was attended by all of the Strata's in Victoria Hill with 2 representatives from the Engineering Dept. of New Westminister City Hall. The purpose was to come to a solution for the additional traffic passing through Victoria Hill between the hours of 3:00 to 6:00 pm Monday to Friday. A solution was proposed to the City to regulate the left turns at Memorial and McBride Avenues to stop motorists from cutting through our streets in order to access the Pattulo Bridge.

8.7 AGM

It was agreed to hold the Annual General Meeting on Wednesday, April 2, 2014.

8.8 DEPRECIATION REPORT

A discussion was held regarding the depreciation report.

(9) ADJOURNMENT

The meeting was adjourned at 9:30 pm.

Sherry Baker
Treasurer

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. There will be a charge for copies.