

COUNCIL MEETING MINUTES October 14, 2021

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

Amenity Room
14 Royal Avenue East
New Westminster, B.C.

**STRATA COUNCIL
2021/2022**

PRESIDENT

Sherry Baker - #106

TREASURER

Kirbee Parsons - #105

SECRETARY

Joanne Purser - #515

RECORDER

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

FOR

CONTACT INFORMATION

AND MINUTES 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

महती महलमती वलरवे वलमे वलले वलम ए वलरलम वलरलर

Attendance: David Brown, Kirbee Parsons, Sherry Baker, Christine Rowlands, Joanne Purser

Regrets: Dustin Brisebois

Note: John Verchomin resigned as of September 10, 2021.

1. The meeting was called to order at 6:35 p.m. with a quorum established.

2. Following review of the agenda, it was moved and approved to adopt the agenda.

3. The minutes of the strata council meeting held September 9, 2021, were reviewed and approved.

4. Financial report

Sherry reported on the financial statements up to September 31, 2021.

- Our building insurance was renewed on October 1. The premium has increased by 13% from last year, from \$90,000 to \$102,000. The per-unit deductibles also increased – a notice was delivered to all units to advise owners to review their individual condo coverage with their insurance broker.

- There was an increase in business fees and licenses, as the Technical Safety BC operating permit expires on October 31. The permit fee is \$672, and we will need our electrical FSR (Nightingale Electric) to provide verification, a fee of \$1,600.

- General repairs and maintenance were also up, with need for the electrical vault cleaning, inspecting/replacing CO₂ sensors and plumbing repairs.

5. Gardening

- GreenLeaf has shut off the outside hoses and flushed out the irrigation pipes, turning it off for the season.
- We discussed the plan for snow removal. We do have a snowblower, shovels and supplies of de-icer. In previous seasons, volunteers have helped with snow shoveling, and we will put out a call for additional volunteers.

6. Maintenance

- **Parkade CO₂/CO monitors:** The annual inspection of these units has been done.
- **Electrical vault cleaning:** This service was done.
- **Gutters:** We have contacted Well Hung several times, and will follow up with them on Monday about the schedule for the gutter replacement project
- **Fans in garbage room and elevator room:** The fan motors in the ventilation fans have stopped working. Besco is coming in to give a quote. Bob Coleman is also experienced with small engine repairs and has volunteered to perform the work.
- **Garbage bins:** The large red bins are over 5 years old and can be replaced at a cost of \$95. Council agrees that replacements are a good idea (i.e. cleaner) and cost effective.
- **Windows:** For the two units needed window repair or replacement, we found a contractor, Beck, that quoted \$660 to repair the window closings. These repairs will go ahead.
- **Outdoor paint repair:** SL#36 would like to repair some damage to the Hardi Board outside from the previous owner and asked if we have some matching/leftover paint for touch-ups. We will check for the paint, or find out if it can be colour matched at a paint store.
- **Security cameras:** Two cameras need replacing. Reliable Security has not responded to inquiries. Joanne will check if there is an alternate vendor.
- **Plumbing:** Sanitary lines from the upper levels and in the parkade need flushing done as soon as possible, as it has not been done to date. The estimated cost is about \$9,000 and it will be paid as an emergency expense from the CRF and presented for approval at the next AGM, as per the BC Strata Property Act, section 98.

7. Other business

- **Renting amenity room(s) for use by non-residents:** Council discussed an event space request and declined.
- **Renovation requests:** Formal agreements and forms to be sent to SL#4. A formal approval letter also needs to be sent to SL#36 for the approval of renovations with the revised flooring and specs.
- **Novus/Telus fibre:** The Novus offer has been signed, which includes a \$500 bonus and internet service for the office. We will also follow up with the Telus fibre offer—some questions remained about the “free wi-fi” provision i.e. whether it creates a public hotspot and if that is a security risk.
- **Rules and bylaws for the elevators:** Revised wording for the rules and bylaws concerning use of the elevator for moving was presented and discussed. The wording of the rules shall be amended as follows (changed sections in bold), to take effect immediately and ratified at the next AGM:

Elevators

1. It is the responsibility of the owner to ensure that all moves in or out by the owner or resident conform to the regulations as established by the Strata Council from time to time. Owners shall pay **a refundable deposit of \$500 toward the cost of any damage** caused to the common property incurred when moving either in or out, or when moving pieces of furniture or other heavy objects into or out of a unit.
 - a. To prevent damage to the elevators, safety blankets will be installed by the building manager or designate. The building manager requires at least 7 days advance notice.

- b. Moves into or out of a strata lot must be coordinated with the manager of the building at least 7 days in advance. The owner or tenant will be subject to a move-in/move-out fee of \$300, to be paid upon moving in to the strata lot, on or before the due date of the next monthly strata fees.

Changes to the corresponding bylaw 36(1) concerning the amount of the move-in/-out fee and when it is to be paid will be presented for ratification at the next AGM.

- **Halloween party:** a resident has put forward an idea to invite children and families for a Halloween party in the amenity room with snacks and crafts. They have prepared posters and would like approval to post them and put on the event. Council approves the event and will put up the posters.
- **Information meeting:** This idea was discussed further, and we would like to try to have the information meeting at the end of November in the amenity room. This would be a chance for people to meet their neighbours, learn about volunteer opportunities (e.g. social committee, security, snow removal, etc.) and learn about strata council and building business.

8. Adjournment

With no other business to discuss, the meeting was adjourned at 7:49 p.m.

Submitted by Christine Rowlands.