

COUNCIL MEETING MINUTES – April 8, 2024

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2024/2025

PRESIDENT

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

AT LARGE

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

Mike Henrey - #103

Nick Bakalos - #415

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

ਗੁਰੀ ਜਦਕਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

Attendance: Sherry Baker, Christine Rowlands, Nick Shears, Dustin Brisebois, Nick Bakalos, Mike Henrey, David Brown

Regrets: Twyla Smith

1. The meeting was called to order at 6:38 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the March 4, 2024, strata council meeting were reviewed and approved.

4. Financial report

Sherry presented the year-end report with auditing up to March 31, 2024. Some of the items to note on the comparative income statement included:

- owners' contributions showed as -\$388.82 difference between budgeted and actual due to being unable to track a payment, therefore writing off the loss.
- accounting for FOBs sold was off -\$870.20 due to excess inventory from previous years, including some more expensive ones we were asked to stock for wheelchair users that were not sold.
- the cost of security/alarm monitoring has gone down, saving about \$60 per year.

- general repairs, maintenance was over due various repairs and expenses like the garbage room fan replacement.
- landscaping was also over by \$462.88 due to an accounting error last year.

5. Gardening report

- The work order with prices was sent for this year's landscaping services.

6. Maintenance reports

- **Roof:** We have reached to a couple more roofing contractors and a number of inspectors and engineers. After some discussion, we feel confident to move ahead with K2 roofing, plus an independent inspector who will make on-site visits as work progresses. The inspections will be about an additional \$7,000. The work is expected to be scheduled for late spring/summer.

- **Restorations:** On Side Restoration has completed the removal/demolition work on the suites that were affected by flooding + common areas. They are now getting quotes for the restoration phase, which is expected to take another 6-8 months when materials, labour, etc. is in place.
- **Lights:** Several lights in the interior and exterior have been out, and Nightingale is coming in to do an inspection and report. Ken can fix the one near the 5th-floor elevator that's been out.
- **Intercom:** The intercom coming into the parkade for visitors has been non-functioning, and intermittent problems with the front door buzzer have been noted as well. It is an aging system that may need replacement. Dustin will talk to our security provider to start gathering quotes.
- **Elevator:** The doors on the right elevator in particular have been noted to be not opening properly on certain floors. This has caused some frustration and calls to Richmond Elevator, who was the installer of the equipment and is our contracted maintenance provider. We are continuing to follow up with them on the issue.

7. Novus in guest suite

Nothing new to report.

8. Correspondence and bylaw infraction letters

Reminder – If you have a concern about a bylaw, maintenance issue, comments, etc., please send it in writing to 14victoriahill@gmail.com with your name and unit number. You should receive a response in 48 hours.

- SL#44 has informed us they want to sell their unit, but currently have a hole in the ceiling from the restoration process, and therefore request to have it fixed by their own contractor instead of waiting for OnSide to do the work. Council approves, as long as all guidelines are complied with.
- SL#68 is requesting permission to have a heat pump system installed and has supplied all the documentation/specifications. This is also approved.
- SL#20 has requested changing carpet. Council gave him specifications for flooring and he agreed to comply with them.
- SL#19 requested us to retrieve a code from her for access to the suite for fire alarm testing.

9. Other business

- Mike followed up with the garbage contractor about why both bins are not emptied sometimes; they informed us they're only taken when they mostly full, which is which sometimes only one bin is taken out.
- We are still getting emails to the old, archived Shaw strata email address; Nick B. offered to set up forwarding so everything goes to the new Gmail address.
- Annual fire alarm testing will be happening April 16; DSN provided notices now in elevators.
- The O-rings on shutoff valves for plumbing fixtures and appliances like washers are known to have a lifespan of about 20 years, and thus should probably be replaced. This is an individual owner's responsibility, but it may be possible to get a plumber to offer this service to many units at once. We did a similar project several years ago with the water tanks (which are also approaching their 10-year lifespan).
- The next meeting will be scheduled for May 6, 2024.

10. Adjournment

With no other business to discuss, the meeting was adjourned at 7:35 p.m.

Submitted by Christine Rowlands.