

Strata Council MEETING MINUTES Tuesday, October 11, 2016

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

7:30 p.m. – Amenity Room

14 Royal Avenue East

New Westminster, B.C.

STRATA COUNCIL

2016/2017

PRESIDENT

Bob Logan - #305

TREASURER

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

BYLAWS

SECURITY

Ted Yeadon - #417

AT LARGE

Dave Brown - #104

John Verchomin - #414

Dustin Brisebois - #101

**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

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਵੇਲੇ ਇਸ ਦਾ ਉਲੇਖਾ ਕਰਵਾਓ

Attendance: Bob Logan, Sherry Baker, John Verchomin, Dave Brown, Ted Yeadon, Christine Rowlands, Dustin Brisebois

Regrets: None

1) Call to order

The meeting was called to order at 7:31 pm, with a quorum established.

2) Adoption of agenda

Following review of the agenda, it was moved and seconded to adopt the agenda as prepared by the president, Bob Logan.

3) Adoption of previous minutes

Following review of the minutes of the council meeting held July 7, 2016, it was moved and seconded to adopt the minutes.

4) Financial report

Treasurer Sherry Baker presented the year-to-date comparative income statement up to September 30, 2016.

We are in good shape so far this year. It was noted that insurance went up to \$42,000, but this increase was less than estimated in the budget.

The contingency account is healthy, at \$239,287.65.

We are also happy to report that there are no units in arrears or NSF.

The report was accepted as submitted.

5) Gardening report

We discussed the performance of Paraspace. Gardening has continued to be unsatisfactory, with leaves not being cleaned up and incomplete work. As Dave has been a primary liaison in the past, he should talk to

and review expectations with the manager and check on the work of the gardeners when performed.

There has also been an ongoing issue with ONNI and the area between our building and the Lookout. Bob has been corresponding with Evan Lewis of Onni regarding the maintenance of the area and the sprinkler system. Onni seems to consider their part complete, but they have connected the sprinklers installed to their own system, meaning that we cannot yet control the watering system and it may not comply with our designated watering days. We would like to meet with Onni and a representative from the Lookout building, on the site, and work out the problem with the irrigation and maintenance issues.

6) Business arising from previous minutes

Batteries have been replaced in all of the emergency lighting as well as the exit signs. Once again, thanks to Ken Young in #512, as it was a big job and saved us much in external labour costs. Ken also created a spreadsheet to track where and when batteries will need to be replaced, so hopefully it should be much easier in the future.

There is a problem in sprinkler room with “victolic couplings.” These will need repairs, as there is leakage on the floor.

Viking has been terminated as provider for fire inspection; Mircom will be performing the annual inspection and fire alarm testing on October 20.

Parkade: It appears that we have a truck parked in stall #75 without any license plates. It would appear there is also no storage insurance. The owner is in 310, who is renting the stall from another suite owner. Sherry will send a letter to the vehicle owner.

Bicycle lockers: 59 tags have been distributed to residents, and we removed 4 bicycles that were not tagged and/or claimed in the clean-up. The bicycles were donated to Our Community Bikes, a non-profit bicycle shop in Vancouver that runs numerous community cycling programs. We also had a call from the resident in 103 to inform us that one of her bicycles was missing from the bicycle lockers (though it was not one of the bikes removed in the clean-up).

Rentals: Suite #208 now has a Form K in effect, making it the one rental in the building.

Maintenance: The following maintenance work has been scheduled:

- Carpets have been cleaned.
- Dryer duct cleaning took place for the 2nd, 3rd and 4th floor on Tuesday, October 11. The 4th floor for the back side didn't get done because their ladders didn't reach. These should be done when the 1st and 5th Floor is done on Thursday, October 20, as planned.
- Our annual fire system inspection will take place from October 19 to 21. They will require admission to all suites on Thursday, October 20.
- Windows shall be cleaned on October 17 and 18. On Monday, October 17, the window cleaners will require access to all suites on the 5th floor.
- Gutters will be cleaned on October 17 and 18. This will be done from the roof using the vacuum system as previous.

Parkade cleaning yet to be scheduled.

Power: We have billed Onni for the power to the sump for last three months. It was noted, however, that there has been a big increase in power usage. Bob has asked Onni why there has been an increase in power usage. It was also discussed that, as construction of new buildings will soon be completed and Onni's involvement with this site lessens, we should investigate how to disconnect from this equipment.

7) New business

John will purchase some hand sanitizer to be placed by the front door. He will bill Sherry.

#102 has planted Virginia creeper by their unit, which is now climbing up the building and has already reached the 3rd floor. Because it grips by means of tiny suction cups, this plant has the potential to cause damage to the brick and should be taken down immediately. It has also been noticed that the unit has a propane firepit unit on their deck. We allow barbecues, but not open flame appliances. Sherry will send a letter to the unit.

Once again, it has been noticed that several parking stalls have items and/or garbage in them. This is against our bylaws and could also be a problem if the fire department inspected and found it to be a hazard. Ted suggested that we post a more-or-less permanent notice in the parkade entrances reminding all to remove items from parking stalls and to keep them clean.

It was proposed that we create a Halloween-friendly building. We will send out notices to residents to ask if they'd like to have children in the building visit you to trick-or-treat on Halloween.

With the City's new fibre optic network being installed near our building, we have an opportunity to connect. Other buildings in the neighbourhood have signed on and it's a great chance to get very high-speed internet. Dustin to investigate if we are "fibre ready" and how we can connect to network.

8) Adjournment

The meeting was adjourned at 8:32 pm.

Submitted by Christine Rowlands, Secretary

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