

COUNCIL MEETING MINUTES Wednesday, May 6, 2020
14 ROYAL AVENUE EAST- BCS 1676

LOCATION:

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

STRATA COUNCIL
2019/2020

PRESIDENT

Sherry Baker - #106

TREASURER

Kirbee Parsons - #105

SECRETARY

Joanne Purser - #515

RECORDER

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

John Verchomin - #414

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

सुधी नसतयती विरथा वरवे विमे वेहे तिम दा छुसेबा वरवर्ष

Attendance: Sherry Baker, Joanne Purser, Dave Brown, John Verchomin, Christine Rowlands, Kirbee Parsons

Regrets: Dustin Brisebois

1. The meeting was called to order at 7:03 p.m. meeting with a quorum established. Note that appropriate 6 ft. social distancing was observed.
2. It was moved by Dave, seconded by John and approved to adopt the agenda prepared by Sherry.
3. It was moved by Dave, seconded by John and approved to adopt the minutes of the March 24, 2020, meeting.

4. Replacement of council member

Ken Young has resigned from council and has been replaced by Joanne Purser appointed as per the bylaw:

14. Replacing Council Member

(1) If a Council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the Council may appoint a replacement Council member for the remainder of the term.

5. Year-end financial statement

Sherry presented the year-end financial statement to March 31, 2020. Overall, we are in good shape for the year, with a small surplus of \$2,703.44 to be carried forward and not have to increase strata fees retroactive in April/May. An AGM will need to be held by the end of May in order to approve the budget for FY 2020/21.

6. Window and gutter cleaning

We have had a quote from Black Tie that was \$80 less than last year, and they are available for May 21. They may only need to access two suites on the top floor, and have implemented protocols for sanitation and social distancing. Council agreed that this needs to be done and can be done safely. Notices to be posted informing residents this work will be done.

7. Noise complaints

There have been ongoing noise complaints from SL 36 about loud music from SL 16. The music is thought to be in response to noise such as footsteps and the dog in SL 36. Fines have been issued and mediation offered, in accordance with our bylaws, but the parties have declined to participate.

8. FOB audit

Following a recent break-in to our mailroom on April 13, Kirbee conducted an audit of FOB keys in our system and discovered we have a large number of active FOBs relative to the number of current residents. For security, FOBs that had not been used in 180 days or more have been deactivated. However, if residents have a spare FOB that they are still using occasionally, these can be reactivated on request. A notice will be posted informing residents of this action.

9. Security team

Ron Sadler had to leave the security volunteer team, but we have had a couple of new volunteers, so the nightly patrol schedule is now full again. Robin Orr has taken the role of security team chief. Volunteers walk around the building each night to check doors, windows, parking, etc. and to observe/log any unusual activity. Thank you to all volunteers!

10. COVID-19 updates

New guidelines have been released for phase 2 “reopening” of businesses and facilities. We will look at these guidelines to see if and how we can reopen common spaces such as the amenity room and fitness room. Special care would have to be taken with reopening the gym, as there is no staff capacity for sanitizing equipment between users. Tabled for further discussion.

11. Newsletter

A newsletter + special notice was distributed by email on April 13, 2020. Nothing new needed at this time.

12. Annual general meeting

We need to hold an annual general meeting in order to approve the budget from June 2020 onward. Due to COVID-19 restrictions, an in-person meeting will not be possible. The option is available to have a restricted proxy vote on the budget and the council for 2020/2021. Each floor could come to deliver their votes at staggered times to reduce the

number of people present at any one time, and we can hold an information meeting via tele/videoconference to present the information and allow residents to ask questions.

Council discussed the logistics of holding this type of meeting and the wording/timing of the meeting notice. To give adequate notice (at least 14 days), it was decided to set the date for the information meeting on May 27 and hold the opportunity to vote by restricted proxy on June 1, 2020. Details and restricted proxy form will be included in the meeting notice to go out by May 11, 2020.

13. Other business

Although he has resigned from council, Ken Young has continued to work on projects around the building, including painting hallways and fixing walls in the gym and fixing issues with patios. We have asked that the painting project be finished by the end of June. If this cannot be done, we have had a quote from a company recommended by Joanne who could finish the work and for which money has been allocated in the proposed 2020/21 budget.

14. Adjournment

With no other new business, the meeting was called for adjournment at 8:24 p.m.

Submitted by Christine Rowlands