

## COUNCIL MEETING MINUTES – November 6, 2023

14 ROYAL AVENUE EAST – BCS 1676

### LOCATION:

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

### STRATA COUNCIL

2023/2024

### PRESIDENT

Sherry Baker - #106

### SECRETARY

Christine Rowlands - #411

### AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

Mike Henrey - #103

### FOR

### CONTACT INFORMATION

### AND MINUTES VISIT

[www.14victoriahill.com](http://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 ਜਲਦਗਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

**Attendance:** David Brown, Sherry Baker, Christine Rowlands, Mike Henrey, Nick Shears, Twyla Smith

**Regrets:** Dustin Brisebois

1. The meeting was called to order at 6:41 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the September 11, 2023, strata council meeting were reviewed and approved.

### 4. Financial report

The financial statements up to October 31, 2023, and term investment summary were reviewed.

- The insurance was renewed on October 1, and the premium paid, which is why the chequing account currently looks negative. This will be replenished with a \$50,000 “loan” from the CRF that is paid back over the course of the next fiscal year, to be presented for approval at the next AGM.

- As noted in the last meeting, repairs and maintenance were higher due to patio repair costs, and the fire protection budget was also higher due to the need to replace extinguishers.

- Some of the GICs that our CRF are invested in mature in 2023 and will earn about \$5,500 in interest.

### 5. Gardening

- The sprinkler pipes have been flushed out and we don't expect to need them again until spring.

### 6. Maintenance

- DSN were here on November 3 to perform inspection and testing of the fire protection system, and also replaced a number of extinguishers.
- The invoice for the leak and drywall repairs on the 5<sup>th</sup> was received and came to \$2,357.

- There are several lightbulbs around the building that are noted as needing replacement. We will do a walk around with Nightingale Electric.

## **7. Novus in guest suite**

We haven't had further word on the Novus installation of Wi-Fi in the guest suite since September – to be followed up.

It was also noted that our web hosting with GoDaddy for the strata website needs to be renewed, preferably on a 10-year plan. Christine to follow up.

## **8. Christmas party date**

We discussed possible dates for the annual family Christmas party – either the weekend of December 3 or 17. Sherry to follow up with “Santa” for availability.

## **9. 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](mailto:14victoriahill@gmail.com) with your name and unit number. You should receive a response in 48 hours.

- Complaints were received from SL#64 about another resident using the gym along with a guest and trainer and asked if there was or should be a rule about guests being able to use the gym. There is no such specific rule, as existing bylaws and rules already stipulate that owners are responsible for their guests while on the property.
- A FOB associated with SL#53 has been associated with several observed instances of leaving the gym via the sliding door and leaving it open/unlocked. A warning letter will be sent to the unit.

## **10. Other business**

- The Halloween craft party was a success, with 14 kids joining in, including some neighbours from the Nurses Lodge. Everyone also enjoyed some trick-or-treating in the building, with several suites handing out candy and decorating their doorways.
- The next council meeting will be on Monday, December 4, in the amenity room.

## **11. Adjournment**

With no other business to discuss, the meeting was adjourned at 7:19 p.m.

Submitted by Christine Rowlands.