



NOTICE

Natural Gas Usage

Dear Residents:

The Strata Council would like to inform residents that the natural gas usage at Centrepoint has increased almost 27.5% compared to the last fiscal year!

Note that our stovetops, ovens, hot water boilers use natural gas and that it is not free; the cost is included in your strata fees. If natural gas usage continues to go up significantly, strata fees will need to be increased to cover the costs.

Please keep this in mind and be conservative when using natural gas.

住戶請注意:

今年天然氣使用量比去年增加了27.5%.

熱水,烤箱爐用的天然氣不是免費的!

如果費用增加,每個月的管理費也會增加.

請大家不要浪費.

謝謝!

Thank you from your Strata Council.



www.centrepointstrata.com

**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, JANUARY 18, 2012**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Wednesday, January 18, 2012 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:55 pm, by Damien Chen, the President of the Strata Council.

B. CALLING OF THE ROLL

The Council Members present were Damien Chen, Mike Michl, Paul Wehr, Carlos Lau and Nick Canosa with regrets from Tim Li and Anita Chan. The Management Company was represented by Geoffrey Rosen. Joseph Coutu and Kim Robinson, the Resident Managers were also in attendance.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Paul Wehr and seconded by Carlos Lau, it was RESOLVED that the Agenda, be APPROVED for use at the meeting.

D. APPROVAL OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING

Upon a MOTION duly made by Nick Canosa and seconded by Mike Michl, it was RESOLVED that the minutes of the previous Council Meeting held on December 5, 2011 be APPROVED as distributed.

E. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS

The Treasurer, Mike Michl, reviewed the Financial Statements for the months of October and November 2011 and noted that there were no issues.

Proposed Budget 2012:

The Management Company presented to Council the proposed budget for 2012 fiscal year, which was drafted by the Treasurer, Mike Michl and the Management Company for Council to review. The proposed budget has a zero (0 %) Strata Fee increase, due to the Strata Corporation ending up with a cash surplus of \$74,621.00 after all expenses and revenues were accounted for, allowing the Strata Corporation to keep Strata Fees at the

current level. After reviewing the proposed budget the only significant increase was gas. There appears to be an increase of gas consumption in the building. The Strata Corporation is budgeting for three capital expenses this year which are upgrading of the hose system for the parkades, so that the parkades can be washed by the resident manager, spinning bike for the exercise room and additional furniture for the amenity room. There is an increase in the gas levy, for those suites now paying the levy, appropriately to the same level as the increase of the gas cost for the Strata Corporation.

Upon a MOTION duly made by Paul Wehr and seconded by Carlos Lau, it was unanimously AGREED to present the Proposed Budget to the Owners at the upcoming Annual General Meeting for approval.

Arrears

The Management Company presented the Arrears report to the Strata Council and reported that there are fourteen (14) Owners in Arrears for their Strata Fees and appropriate letters have been sent asking that Strata Fees be paid on the first of the month as required under the Strata Property Act of BC.

F. REPORTS

1. Caretaker

The caretakers submitted the following report on January 18, 2012:

1. Leak on pipe for fire pump pickup and install temporary patch.
2. Repair lights on floor in lobby
3. Had leak in sprinkler system that kept fire pumps running walk all stairwells to find where the trouble is
4. Pickup and install new motor on air make up unit in boiler room
5. Pickup and install GFI outlets in amenity room
6. Pick up new door for steam and shower room
7. Change 6 plus boxes of lights in parkade
8. Changed 12 ballast in lights
9. Adjust all doors
10. Install new kick plates on all doors
11. Cut off insulation on hot water pipes for town homes to investigate leak and repair check valve
12. Shovel snow and salt / sand
13. Put notices for bike cage for payment
14. Notices for upcoming fire inspection
15. Salt again and clean snow

Trades

- Thyssen-Krupp elevator service
- Entrance gate to p3 contractor new rollers etc.
- Intracorp for duct work in Genset room
- Concrete repairs in electrical room p 2
- Detail power washing to clean garbage containers

- H2O to repair pipes in fire panel room and electrical room and vitalic couplings on riser for sprinkler Contractor for sumps in p 5 with Intracorp and National Pacific.
- Thyssen-Krupp to repair noise in big elevator
- Haakon on site for quarterly inspection.

Suggestions from the Caretaker

- Residents are using the amenity room at all hours of the day and not tidying up after themselves. There was a discussion as to whether a timer should be installed on the lights in the room to automatically turn off after 11:00 pm.
- There have been a number of requests that the gate for the long-term parking be closed and controlled as the other gates, Strata Council agreed.
- There was a discussion to move one of the cameras in the parkade for better coverage, which was approved by the Strata Council.
- Almost all the bikes in the bike room had their bike storage renewed, residents who do not have their bike storage renewed may have their bikes removed and donated, if they have been forgotten.
- The Strata Council thanked the Resident caretakers for their hard work.

2. Management Report

The Management Company reported as follows:

- The company that maintains the gas sensor alarms in the parkade have been to the building and reported that all the sensors are operational and have been recalibrated.
- The Strata Corporation reported that Intracorp is selling parking stalls for \$4,000.00 each, in the parkade, if any Owners are interested please contact the Brent Anderson at Intracorp at 604-801-7083.
- The Management Company reported that Rancho Management has been retained for another year as the Management Company for the rental suite owned by the Strata Corporation.
- The Management Company reported that painting is being conducted on various floors. The mezzanine area was painted in December and that the second and sixth floor will be repainted in January or February. Other floors throughout the building will be repainted in the upcoming months as part of the ongoing maintenance in the building.

NOTICE

**THE ANNUAL FIRE INSPECTION IS SCHEDULED FOR
FEBRUARY 6TH TO THE 8TH, 2012**

**ON FEBRUARY 6TH THE FIRE INSPECTION COMPANY
WILL BE DOING THE FIRE INSPECTIONS ON THE
TOWNHOUSES AND
THE 2ND FLOOR TO THE 11TH FLOOR**

FEBRUARY 7TH THE 12TH TO THE 23RD FLOOR

FEBRUARY 8TH THE 24TH TO THE 35TH FLOOR

3. Security

- There were no security issues to report. The Strata Council has noted that a number of visitors or residents have scratched the wall of the Hazel Street entrance while exiting onto Hazel Street. The Strata Corporation is going to investigate installing a camera there, so that residents can be held accountable for the damage to the building.

4. Project Reports

- There are no projects currently in progress that the Strata Council had to deal with.

5. Correspondence/Appeals

- A Resident submitted an appeal regarding a garage gate violation and felt that their car had actually not been through the gate on that date, the Strata Council will investigate and report back to the resident as to whether or not it was indeed their car or not.
- In December there were a number of incidents of residents with dogs yapping excessively and disturbing other residents at all hours of the night. The Management Company and the caretakers were able to deal with the situation. Please note that if your dogs bark excessively and you do not curb this behavior, the Strata Corporation will contact you and advise that you may be fined if the situation is not curbed. In excessive situations the SPCA will be contacted to have the dogs removed from the premises.

- An Owner submitted an appeal for a violation regarding their tenants parking in the visitor's parking for more than three days. The Strata Council has voted not to waive the fine.
- A Resident appealed a fine for dumping garbage in the incorrect bins, the Strata Council reviewed the fines and granted a partial reprieve of the fines and a letter will be sent to the resident.
- An Owner appealed a fine as they had double paid for it. The Management Company will arrange for repayment of the excess payment.

G. UNFINISHED BUSINESS

1. Deficiencies - Intracorp

- The Management Company reported that the sump pump on P5 is now fully operational and Management are pursuing a full refund for the repairs from the Developer.
- A number of concrete injections had been done in the parkade, as part of the ongoing maintenance of the structure by the Developer. These repairs fall under the Warranty of the building.

2. Steam Room

- The Strata Corporation is in the process of securing quotes from Plumbers to convert one of the steam rooms into a shower.

3. Gym upgrade

- As part of the proposed Budget for 2012, the Strata Corporation is proposing the purchase of a commercial grade spinning bike for the mezzanine exercise area.

4. Balconies and patios

- Townhouse Owners are not maintaining their balconies as per the Bylaws. Letters are going to these Owners advising that they will be receiving bills from the landscapers as the Strata Corporation is having this maintenance work done by the buildings landscapers.

H. NEW BUSINESS

1. Annual General Meeting preparation

The Annual General Meeting will be held on February 22, 2012 at the Station Square Holiday Inn in Burnaby. The following Bylaws will be proposed:

#1 VIDEO SURVEILLANCE AND ACCESS CONTROL SYSTEM BYLAW

WHEREAS the Owners at Strata Plan BCS 3037 CENTREPOINT are concerned about personal safety and security of people living in CENTREPOINT and in order to protect personal and common property, the Strata Corporation has installed a video surveillance and an access control system:

BE IT RESOLVED that the Owners of Strata Plan BCS 3037 CENTREPOINT hereby acknowledge and authorize the operation of the system.

#2 WATERING PLANTS ON BALCONIES BYLAW

WHEREAS the Strata Corporation is concerned about water running off the edge of balconies when plants are watered, causing water to land on balconies below and potentially damaging other Strata Owners property.

BE IT RESOLVED that all plants and pots on balconies are required to have drip trays beneath them.

#3 ADDITION TO THE MOVE IN BYLAW

“If a Resident is delivering furniture into or out of their suite, they must book the delivery with the Resident Manager with 24 hours notice to ensure that the elevator pads are installed in the elevators. The Strata Corporation may charge a \$50.00 furniture delivery fee if Security is required during the delivery. Only elevators with pads may be used for furniture delivery.”

The move in fee will be amended to \$250.00.

BYLAW 36 (7)

No gasoline may be stored in a parking stall, whether it be on the ground, in a boat, in a trailer or in ANY vehicle in a parking stall.

BYLAW 38 1 (b)

Delete

BYLAW 46 (6)

Delete

BYLAW – regarding FOBS

FOBS sold between Owners. A letter must be submitted by the Owner of the FOB, to the Resident Manager or the Management Company requesting approval for the sale of the FOB. There is a \$25.00 activation fee and FOBS must be deactivated prior to sale by Owner.

BYLAW – ANNUAL SECURITY AUDIT

Owners must submit an annual Audit form to the Strata Corporation. The Strata Corporation will give notice of the Audit. The Audit must be fully completed by the Owner of the Strata Lot. Fobs not reported on the Audit will be deleted from the Security System and the reactivation of the Fobs will be \$25.00 per FOB.

REVISE RULE 2: Visitor Parking

1. Visitor parking stalls are for the exclusive use of visitors of residents at The Strata. No owners/residents may use the visitors parking area at any time. Violators will be fined.
2. The laminated visitor parking permits can be obtained from the caretaker's office between the hours of 8:30am to 4:30pm. These permits must be visibly displayed on the dash of the visitor's vehicle. The visitor lot will be monitored regularly, with license plate numbers recorded. It is the responsibility of each resident to supply their visitor with a parking permit. A maximum of 2 parking permits per strata lot can be displayed at any one time.
3. Lost parking permits will be taken out of the registry and replacement permits will be available to the Owner for \$75.00.
4. Visitors parking in the visitor lot do so at their own risk and must abide by any and all regulations that apply to the parking stalls in general.
5. Resident owners are responsible for any damage caused to the common property by their visitors.
6. Vehicles in violation of these rules will be towed at the liability and expense of the vehicle owner.
7. No commercial vehicles are permitted to park in the visitors parking area overnight.
8. Any owner and or tenant parking in visitor's parking is subject to immediate towing. Only VISITORS are allowed to park in parking stalls marked as visitor's parking. Any owner or tenant or their guest who abuses the visitor parking area or the rules governing the visitor parking area could lose their visitor parking privileges.

AMENDMENT TO RULE #5 – Amenity Room

The deposit has been changed from \$100.00 deposit to \$200.00 deposit, as it is inconsistent with the next item.

2. Amenity Room

The Strata Corporation will investigate buying an additional two (2) sofas, a table and possibly a book case for the Amenity Room as part of the 2012 Budget.

3. Stairwell Painting

The Strata Council discussed whether or not the steps in the stairwell should be repainted. The Management Company will secure quotes for this project.

4. Fountain

Mike Michl noted that there appear to be cracks in the fountain concrete work at the front of the building on Hazel and McMurray. The Management Company will investigate and if required contact the contractor to arrange for the concrete to be resealed.

I. NEXT MEETING

The next meeting is the Annual General Meeting

**Wednesday, February 22, 2012
at 6:00 pm
at the Holiday Inn at Station Square**

J. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 9:30 pm.

The Strata Property Act of B.C. requires a vendor to provide purchasers with copies of Minutes.
Please retain these Min

Minutes provided to you for future reference, as replacement copies are subject to a fee.

Minutes Prepared by:

National Pacific Real Estate Services Inc.

#210 - 1575 West Georgia Street, Vancouver, B.C.

V6G 2V3

(T) 604-685-8830 or (F) 604-685-1423 email: admin@nationalpacific.ca