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**THE OWNERS, STRATA PLAN BCS 3037**  
**STRATA COUNCIL MEETING MINUTES**  
**THURSDAY, MAY 10<sup>TH</sup>, 2012**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Thursday, May 10, 2012 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

**A. CALL TO ORDER**

The Meeting was called to order at 6:05 pm, by Paul Wehr, the President of the Strata Council.

**B. CALLING OF THE ROLL**

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

**C. APPROVAL OF THE AGENDA**

Upon a MOTION duly made by Mike Michl and seconded by Nick Canosa, it was RESOLVED that the Agenda as AMENDED, be APPROVED for use at this meeting.

**D. APPROVAL OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING HELD ON THURSDAY, APRIL 5<sup>TH</sup>, 2012.**

Upon a MOTION duly made by Mike Michl and seconded by Victor Samon, it was RESOLVED that the minutes of the previous Council Meeting held on Thursday, April 5, 2012 be APPROVED as distributed.

**E. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS**

The Treasurer, Mike Michl, had reviewed the Financial Statements for the month of March 2012 and found them in order. The only significant expense was the electrical repair cost for the video surveillance cameras. The Strata Corporation asked that the Management Company investigate alternative electricians for doing electrical repairs at the building to get more competitive pricing. Upon a MOTION duly made by Mike Michl and seconded by Nick Canosa, it was RESOLVED that the Financial Statements for March 2012 be APPROVED as presented.

## *Arrears*

The Management Company presented the Arrears report to the Strata Council and reported that there are seven (7) Owners in Arrears for their Strata Fees. The Owners who have arrears will be charged a fine of \$100.00 per month for non-payment of their strata fees as per the Strata Corporation's by-laws.

## **F. REPORTS**

### **1. Caretaker**

The caretakers submitted the following report for the month of May:

1. Clean locker rooms
2. Locker room lock repairs
3. Change lights in parking lot
4. Remove furniture from lobby for floor cleaning
5. Work at night to get floor cleaners set up 2 nights
6. Put furniture back in lobby
7. Elevator not opening properly
8. Set up with window cleaners
9. Fire alarm from homeless smoking in stairs
10. Problems with fire system in town homes
11. Report of homeless in parking area
12. Vacuum quit working ordered new one now have spare
13. Gates on town homes breaking
14. Show plumber what we want in steam room
15. Unplug drain in amenity room
16. Unplug toilet in exercise area
17. Someone is leaving crap all over toilet in amenity room
18. Group in amenity room till 5 am
19. Clean up puke all over sofas carpet and floors in lobby
20. Get carpet from elevator cleaned from spills
21. Paint floors in pump room
22. Went over filter installation with pool company to decide what was required

### **TRADES**

- Window cleaners
- Carpets in complete building cleaned
- All hard floors striped and finished
- Haakon service
- Thyssen elevator service
- Painter to do repair from move damage and paint 2 hallways
- Pest control for mice
- Plumber for steam rooms
- Electrician for floor lights in lobby
- Gate repair on hazel St gate
- Gate repair on p3 gate as contractors van damaged it
- Fire re test and repair
- Imperial paddock pools for filter

The caretaker made a number of suggestions to the Strata Council:

1. Annually repair the garbage room floor.
2. A camera should be installed and better light over the emergency exits to the east of the Hazel Street entrance as people are using this space for smoking and other activities which are potentially harmful to the building.
3. The Strata Council should investigate installing brighter lights parkade elevator lobbies.
4. He asked for clarification on who is now to monitor the parkade for security issues. Strata Council will get back to him with further information.
5. A number of vehicles parked in the parkade still **do not** have storage insurance or any insurance at all. This is a violation of the Strata Corporation's by-laws. Residents must have insurance or storage insurance on any vehicle parked in the parkade. Also, the Strata Corporation by-laws **do not** allow non residents to park cars in the parkade. The Strata Council asked the Management Company to send appropriate letters to those Owners who are in violation of the by-law.

## **2. Management Report**

The Management Company reported as follows:

- UPON a MOTION duly made by Mike Michl, and seconded by Nick Canosa, it was APPROVED that the Strata Corporation purchase a 3700 psi Honda power washer for the Strata corporation at a cost of \$1,400.00 +HST. It was approved unanimously
- The Strata Council approved a cost of \$2,300.00+ HST to clean the parkade in the upcoming month. Dates for the parkade cleaning will be posted around the building in advance once the date has been set.
- The Strata Council discussed the painting of the front fountain and decided that the inside of the fountain will be painted an ocean blue colour.
- The Strata Council approved the repairs to the gates of the townhouses at a cost of \$1,200.00+HST
- The Management Company reported that Imperial Paddock Pools will be installing a sand filter and automatic sanitizing system onto the Hazel Street pond in the next week as approved by the Strata Council.
- The Management Company reported that they had talked with Orr Developments and made arrangements to ensure that the loading bay will be open on Stat holidays that fall on a Monday, to ensure that the garbage is collected.
- The Strata Council discussed the Hazel Street gate and determined that they need to investigate getting a new garage gate motor for it as there had been problems. The Management Company will report back to the Strata Council.
- The Management Company reported that the appraisal for 2012 of the Strata Corporation has been completed and that the total value of the building for replacement value has increased to \$67,920,000.00, from \$65,211,000.00 – an

increase of \$2,709,000.00. Please note that this is not market value, but replacement value.

- A resident reported that the top of their car had been damaged by the Hazel Street gate, as it did not fully open. The Management Company will talk with the Owner and pay for the repairs to their vehicle if it is the Strata Corporation's responsibility.

### **3. Security**

- The Strata Council reported that there had been no significant security issues since the last Strata Council meeting.

### **4. Project Reports**

- The Strata Corporation is waiting for final quotes for the steam room upgrade to put a shower in one of the rooms. Once the quote has been received, the Strata Corporation will proceed with the upgrade.

### **5. Correspondence/Appeals**

- A Resident appealed a fine for a violation of the cardboard rule at the Strata Corporation as they had not been flattening their cardboard boxes. The Strata Council denied their appeal stating that they should have read the Strata Corporation Rules and By-laws when they moved into the building.
- An Owner appealed a noise violation saying that there was no one in their suite at the time of the violation. The Strata Corporation asked that the Management Company respond to them saying that the days that they are quoting that they were not in their suite are in fact, the day after the noise violation.
- A Resident submitted an appeal regarding party noise and asking that the fine be repealed. The Strata Council denied the appeal and asked that they pay the fine.
- A resident, who bought a parking pass, parked in the wrong parking stall and was fined accordingly. The Strata Council, decided that since the person had bought a parking pass, repealed the fine, but a warning will be sent that they need to be careful where they park their vehicle and to review the visitor parking by-law.
- A Resident wrote in an appeal regarding oil stains on their parking stall. They indicated that before they received the fine letter, they had already made arrangements to clean their parking stall, which was confirmed by the resident manager. The fine was repealed.
- A Resident asked that their fine for not having valid insurance on a vehicle in the parkade be repealed as they had forgotten to place the insurance in the vehicle; however, it has come to the attention of the Strata Corporation that the car is not insured at the address of the Strata Corporation, but at another address, which is in violation of the Strata Corporation by-laws; therefore, the appeal was denied.

- A Resident who had thrown up in the lobby and was fined the cost of clean up, asked that the fine be repealed. The Strata Council denied their appeal stating that any damage to common property is a finable offense, along with the cost of the repairs or cleaning.
- A Resident appealed a garage gate violation. The Strata Council will investigate further and a response will be given accordingly.

## **G. UNFINISHED BUSINESS**

### **1. Deficiencies – Intercorp Update**

- The Management Company reported that further concrete repairs in the parkade will be undertaken in the Fall of 2012 by the developer, Intercorp.

### **2. Gym upgrade**

- Currently there are no issues with the gym equipment.

### **3. Balcony and Patio Maintenance**

- There are currently no issues regarding patio and balcony maintenance.

### **4. Furniture and Amenity Room**

- The Strata Council discussed purchasing new furniture for the amenity room. Paul Wehr and Nick Canosa have volunteered to investigate the cost and options for new furniture and report back to the Strata Council.

### **5. Stairwell Painting**

- This item is on hold.

### **6. Building Audit 2012**

- The Strata Council discussed the fact that it is now time to do the annual audit of all the Residents in the building. The audit will begin on June 1<sup>st</sup> and will be an **on-line only** audit. The system will send e-mail receipts as they complete the building audit so that they will know the audit has been completed. If you do not receive verification by e-mail, please re-complete the audit as this will mean that we have not received it. As this is now a by-law, resident and non-resident Owners may be fined by the Strata Council for not completing the audit. Please be on the look out for notices.

The web address for the Centrepoint 2012 audit is:

[WWW.CENTREPOINTSTRATA.COM/AUDIT2012.PHP](http://WWW.CENTREPOINTSTRATA.COM/AUDIT2012.PHP)

## H. NEW BUSINESS

### 1. Camera Upgrade in the Elevators

- The Management Company reported that they talked to a company called IHN in regards to the cost of putting an HD camera in the elevators. The cost is \$3,500.00 per elevator cab. The Strata Council thought that this is not a reasonable price and the item will not be pursued further.

### 2. Parking Pass Swap

- The Strata Corporation will be issuing new parking passes for the visitor parking area. Distribution will commence June 1<sup>st</sup> through to July 1.<sup>st</sup> Owners and Residents will be able to get their new passes from the resident manager during regular office hours.
- The Strata Council will be available on Saturday June 9<sup>th</sup> between 9:00 a.m. and 1:00 p.m. in the Amenity room, on the ground floor, to distribute passes to those residents who are unable to attend the Resident Manager's office during weekdays. Residents must bring their old parking passes to receive their new pass.

## I. NEXT MEETING

The next Strata Council meeting is on:

**Thursday, June 14<sup>th</sup>, 2012  
at 6:00 pm  
in the Amenity Room.**

## J. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 8:15 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:

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