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THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
THURSDAY, JUNE 14th, 2012

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Thursday, June 14, 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, Damien Chen , Tim Li, Nick Canosa and Victor Samon with regrets from Carlos Lau. 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 Nick Canosa and seconded by Victor Samon, it was RESOLVED that the Agenda as presented, be APPROVED for use at this meeting.

Presentation:

- Meeting was adjourned for a presentation to appeal a fine for an invalid move. The Strata Council listened to the appeal and reviewed the information and have asked the resident manager to do further investigating before they rule on the matter.
- There was another appeal for a fine where somebody's dog had vomited on common property. In this situation the resident manager cleaned up the mess just before the resident came down to clean it up. The resident manager suggested the Strata Corporation should repeal the fine as the resident had intended to clean up the mess the resident manager got to it first. The strata Corporation agreed to the appeal.

D. APPROVAL OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING HELD ON THURSDAY, MAY 10th, 2012.

Upon a MOTION duly made by Victor Samon and seconded by Damien Chen, it was RESOLVED that the minutes of the previous Council Meeting held on Thursday, May 10, 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 April 2012 and upon a MOTION duly made by Mike Michl and seconded by Damien Chen, it was RESOLVED that the Financial Statements be APPROVED.

Mike Michl noted that the Strata Corporation is in excellent financial health and that the only item that is running over budget this year is the electricity, by several thousand dollars.

Arrears

The Management Company presented the Arrears report to the Strata Council and reported that there are six (6) 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

2. Caretaker

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

1. Gate on Hazel St not working.
2. Paint floors in pump rooms.
3. Change lights in parking lot.
4. Unplug toilet in exercise rooms.
5. Get water feature ready for painters.
6. Locks on stair 5 Pried open.
7. Elevator not opening properly
8. Copper piping stolen from p2-p3 parking
9. Fire alarm from homeless smoking in stairs.
10. Valve leaking in pump room it finally stopped.
11. Report of homeless in parking area.
12. Repair cord on vacuum again.
13. Rome gates from town homes and prepare for welding and paint.
14. Plumber in for shower in steam rooms but problem with alarm service so it was cancelled.
15. Work with imperial pools to design filter system for water feature.
16. Stair 5 fire alarm pull station.
17. Quite a lot of lights in halls burning out starting to date new ones.
18. Start up water feature.
19. Drain and re-clean water feature.
20. Set up and get chlorine feed working for water feature.
21. 2 Fire alarms on the same night for stair 5.
22. Gate repair again on Hazel and p3.
23. Magnet on the front door come off on Sat. morning watched Wayne showing people that the doors were not working?
24. Take cleaning company through building for job description for quote.

TRADES

- Elevator Service Cables
- Imperial Paddock Pools for filter
- Electrician for lights in water feature
- Paint contractor to paint water feature
- Hi Volt to repair gates
- Plumber for drain backing up in 205
- Power Washing contractor for parking
- Fire dept. was here 2 times for stairs
- New signs for cameras.

The caretaker reviewed his report with the Strata Council and made the following suggestions:

- The Strata Corporation should consider buffing the lobby floor on a quarterly basis.
- He will be power-washing the front area of the building along McMurray and Hazel St over the next two weeks.
- The Strata Manager and the resident manager noted that due to complications with the current cleaning company it is recommended that the Strata Corporation change cleaners. The Management Company has found another cleaning company that has done other work for the Strata Corporation, who will charge the same price. As a result notice will be given to the current cleaners and the new company will begin sometime in July.

2. Management Report

- The Management Company reported that they are currently beginning negotiations on the Strata Corporations annual insurance renewal, which expires on the 19th of August 2012. The Management Company is hoping to maintain the current rate for another year.
- On May 20th there were two incidents with the fire alarm being set off in a parkade stairwell. Please, if you see anyone smoking in the parkade stairwell please contact the Resident Manager.
- The Resident Manager brought forward the issue that some of the parkade fans had been turned off. The Management Company is having the Mechanical Contractor inspect all the fans during their next visit to the building.
- The Management Company updated the Strata Council, noting that there only nine (9) Suites left in the building that have not had a Fire Inspection this year. As per the Strata Corporation bylaws on the third attempt the Strata Corporation will give two weeks notice to these units and if no access is granted on that day, the Fire Inspector will be accompanied by a locksmith, who will open the suite for the Fire Inspector. The date for the next fire inspection will be posted in the building along with letters of notice to the suites that have not yet been inspected, also informing them that all costs to enter the suite are charged back to the suite.

- The Management Company discussed with the Strata Council that the carpets in the building are slowly becoming damaged by the residents who spill liquids or allow their garbage bags to dribble. The Strata Council noted the issue and will be investigating to see whether or not there are other options to clean the carpets. If residents damage the Strata Corporations common property, such as the carpets, they are responsible for the cost to replace them.
- The Management Company noted that BC Hydro has given warning of another rate increase in the Fall of 2012, the last increase having been April 2012.
- The Strata Corporation discussed the condition of the Hazel Street gate. Due to the heavy wear and tear of the gate, the Strata Corporation has decided to keep the gate opened during regular hours. Also due to the damage that is done to the walls and pillars at the Hazel Street Gate, the Strata Corporation has asked the Management Company to investigate installing a camera to monitor license plates of non residents who may damage the building, to ensure that claims can be made with ICBC.
- The Management Company noted that the parkade has been cleaned and that a large number of residents did not move their cars.

As a note to residents: If you choose not to move your car during a parkade cleaning and your parking stall has to be cleaned over the upcoming months, the cost of the cleaning will be assessed back to your Strata Lot.

- The Strata Corporation discussed the issue of signs on resident's doors. No sign can be posted on residents door on a permanent basis. The outside of the suite doors in the building belong to the Strata Corporation, and it is common property, therefore residents do not have the authority to post anything on their doors without Strata Corporation permission.
- The Management Company noted that they had been contacted by the privacy commission and supplied some information as requested.

3. Security

- The Strata Corporation is concerned that there are residents who are not insuring the vehicles in the parkade. If residents are found to not have proper insurance on their vehicles in the parkade, the Owner will be fined and there is the possibility that the vehicles can be towed, as an uninsured vehicles becomes a liability to the building.

4. Project Reports

- This item has been tabled.

5. Correspondence/Appeals

- An appeal was received by the Management Company, by email. The resident is demanding that the Strata Corporation provide evidence of noise made by his former tenants, in regards to the noise violation. It is illegal for the Strata Corporation to audio record people, therefore there is no recording of the noise. However the Strata

Corporation will produce the keyscan entry logs to the owner of the suite so that they can see there was consistent activity during the night in question and the Strata Corporation believes that the people in the suite caused the noise violation.

- A number of residents have sent emails to the Management Company and the Strata Corporation questioning the purchase of the replacement parking passes. The Strata Corporation discussed the issue, that many residents did not get their parking passes when Strata Lots turn over, from old owners to new owners. Therefore the Strata Corporation will be granting an amnesty on the first two parking passes that people buy to replace missing ones, but this is only applies for the replacement passes. The cost of replacement parking passes will be of \$25.00 for the first two and \$75 for every one after (3rd and following passes). This consideration is only valid until July 15, 2012.
- A resident wrote a letter implying that the Strata Corporation was discriminating against them for not allowing them to put anything on their door. The Strata Corporation is not discriminating against them specifically. The Strata Corporation has a rule in place that does not allow residents to attach anything to the hall side of their doors.
- A resident sent in a letter explaining why their storage insurance papers on the dash of their car did not match the buildings address. The Strata Corporation accepted the explanation as being valid.
- A Resident sent in an email claiming hardship and that the fines for their late Strata Fees be waived. The Strata Corporation asked the Management Company to request proof of the hardship, before any hardship can be granted.

G. UNFINISHED BUSINESS

1. Steam Room

- The Strata Corporation asked the Management Company to find another plumber to complete the project, as the current plumber who was hired to do the project is too busy.

2. Storage Insurance

- All the vehicles in the parkade **must** have storage insurance or automobile insurance. There are no exemptions as it is a potential fire hazard to the building.

3. Amenity Room Furniture

- This item is in progress.

4. Stairwell Painting

- This project is on hold.

5. Fountain

- The fountains interior surfaces at the front of the building on the corner of McMurray and Hazel Street have been painted. There is one deficiency, of which the Management Company will inform the painting Company.

6. Building Audit 2012

- Residents must complete the annual audit by August 1st, 2012 otherwise their fobs will be disabled and there will be a fee to reactivate. If you do not have access to the Internet, forms are available from the Resident Manager's office.

The web address for the Centrepoint 2012 audit is:

WWW.CENTREPOINTSTRATA.COM/AUDIT2012.PHP

H. NEW BUSINESS

1. Painting Quotes

- The Strata Corporation approved a quote to paint the areas in front of the townhouses that need touch up.

2. Elevator Lobby Running Mats

- Council Member, Nick Canosa raised concerns that the carpet runners in the elevator lobbies are wearing out and asked the Strata Corporation to purchase new ones. The Strata Council approved the request. Nick Canosa will measure for new carpet runner and arrange for a replacement.

3. Sixth Floor Deck

- The wood decks on the sixth floor needs to be re-stained. The Strata Corporation asked the Management Company to get quotes. If the quotes are too expensive, the Strata Council may re-stain the decks themselves, as a project to do over the summer.

I. NEXT MEETING

The next Strata Council meeting is on:

**Thursday, August 2nd, 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 8:30 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:

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