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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
THURSDAY, SEPTEMBER 27, 2012**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Thursday, September 27th, 2012 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:10 pm, by Paul Wehr, the President of the Strata Council.

A Resident came to the Strata Council meeting and appealed a fine for staining the carpet in front of their suite door. The Resident confirmed that they had cleaned the stain, and they asked that the fine be rescinded. The Strata Corporation, having confirmed the carpet was cleaned, accepted the appeal and the fine was rescinded.

B. CALLING OF THE ROLL

The Council Members present were, Paul Wehr, Carlos Lau, Nick Canosa, Victor Samon, Damien Chen, with regrets from Tim Li and Mike Michl. 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 Damien Chen and seconded by Carlos Lau, it was RESOLVED that the Agenda as presented, be APPROVED for use at this meeting.

D. APPROVAL OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING HELD ON THURSDAY, AUGUST 2ND, 2012.

Upon a MOTION duly made by Victor Samon and seconded by Carlos Lau, it was RESOLVED that the minutes of the previous Strata Council Meeting held on Thursday, August 2nd, 2012 be APPROVED as distributed.

E. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS

The Treasurer, Nick Canosa, had reviewed the Financial Statements for the months of July and August 2012 and found that they are in good order. He did note that there was a significant expense in the month of August for the payment of the Strata Corporations Insurance, outside of that there were no other significant expenses.

Upon a MOTION duly made by Nick Canosa and seconded by Damien Chen, it was RESOLVED that the Financial Statements for July and August be APPROVED as presented.

Arrears

The Management Company presented the Arrears report to the Strata Council and reported that there are nine Owners in Arrears for their Strata Fees. 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 September:

1. Checked a suite for leaks (condensation)
2. Stat holiday called by city to open gates for garbage had to come back to building
3. Clean and power wash water feature
4. More power washing on water feature
5. Repair floor lights in lobby
6. Power flush steam rooms
7. Repair taps in amenity room
8. Re-install gates for town homes
9. Looking for dog barking
10. Check building with Geoffrey Rosen
11. Another 2 hrs Kim and I looking door to door for barking dog at 10:30 pm
12. Clean up water from carpet in hallway and between the wall on 22nd floor.
13. Set-up and power wash front and side of building on Mc Murray and Hazel
14. More power washing on Hazel
15. Work on water feature
16. Power wash and seal all deck and planters on 6th floor garden
17. Power wash hallway and walls on outside top floor of town homes
18. Repair all lights on 6th floor garden
19. Build and set up vacuum for water feature
20. Repair doors on Hazel St stairs
21. Meet with Paul for new cleaners starting
22. Work on cleaning water feature with new vacuum (WORKS GREAT)
23. Several calls from alarm for trouble on 24th floor panel did beep but reset
24. Changed over 100 lights in parking lot
25. Work with new cleaning company

TRADES

- Haakon has been in for service
- Across town plumbers for garburator in amenity room
- C& C Mechanical for shower valves
- High Volt Electrician for lights, garburator and outside plugs at front of building.

- Galaxy plumbing for issues
- Contractor for shower in steam rooms
- Re-visit for 6th floor anchor inspection
- Thyssen-Krupp for elevator service
- Floors buffing in lobby and P level floors
- City irrigation for sprinkler system for 6th floor garden
- Gate repair on P 3 exit
- All carpets cleaned in building

The Caretaker raised a number of issues for the Strata Corporation to review.

- The garbage bins provided by the City of Burnaby have castors of very poor quality and as a result make it very difficult for the bin to be moved. As a result it poses a safety hazard to the Caretakers. The Caretaker asked that the Strata Corporation investigate alternative options to resolve this problem.
- The Caretaker noted that the mulch that covers the landscaping at the front of the building on the corner of McMurray and Hazel, tends to blow into the ponds and make the bottom s of them quite dirty. He recommended that the Strata Corporation investigate the cost of lava rock with the Landscapers.
- The Caretaker reported that the new vacuum system for cleaning the ponds at the front of the building has been built, is fully operational and is working quite well.
- There has been an issues with a dog barking excessively during all hours of the day. The Caretaker has been trying to locate the dog in the building. If anyone knows which suite the dog is in, please report its location to the Resident Manager.
- The Caretaker reported that the new power washer which the Strata Corporation purchased earlier this summer, is working very well and has made cleaning of the front of the building more effective.
- The Caretaker reported that they had sealed the deck portion of the sixth floor garden.

2. Management Report

- The Management Company reported that they have been investigating the cost of alternative garbage collection. The City of Burnaby significantly subsidizes the cost of garbage collection in the city, as a result all the other companies are at least double the price. The Management Company stated that as they are not getting results when trying to contact the people responsible for garbage collection in the City of Burnaby by telephone. A letter will be forwarded to the Head of Engineering for the City of Burnaby with a cc to the Mayor of Burnaby asking that they come to the building to explain to the Strata Corporation how the garbage bins can be safely moved without posing a hazard to the person moving them.
- The Management Company reported that the backflow assemblies in the irrigation system in the mechanical room have been tested and are working well.

- The Management Company noted that on May 16th 2012, unknown persons broke into the parkade and stole the copper lines for the irrigation system, the total cost for replacement was \$5,300.00, as this is a criminal act the Management Company contacted the Insurance Company and placed a claim against the Strata Corporations crime insurance. This is currently under investigation by the Adjusters.

The stolen copper pipes were replaced with plastic, which will hopefully be a deterrent to thieves in the future.

- The roof anchor system has been tested by Atlas, the inspection company, and it is functioning fine.
- Statistics Canada continues to request access to the building to survey Residents. Note to Residents, Statistics Canada randomly chooses suites in the building as part of their studies and if a Statistics Canada Officer comes to your door, please answer the door and answer their questions.

The new parking passes came into effect in July if you need the new purple parking pass you must swap your old pass(es) with the Resident Manager on the mezzanine floor.

- The Management Company wrote a letter to Orr Development, the Owners of the neighbouring commercial section regarding the excessive garbage being left by Starbucks customers along the East walkway. A response was received from the Property Manager saying that the issue would be taken care of.
- On April 23rd 2012 a Resident's trades person severely damaged to entry gate on P3. The damage was reported to ICBC and the claim has been paid to the Strata Corporation for the cost of the repairs.

If you are selling your suite and need to have an open house, please have your Realtor contact the Management Company for permission.

- Many years ago a Resident claimed to have been struck by a garage gate in the parkade and made a claim against the Strata Corporations Insurance. The Insurance Company reported that this has now been settled and the deductible has been paid.

3. Security

- There have been no reports of any security incidents since to last Strata Council meeting.
- The Strata Corporation had a sign placed at the front doors of the building, in English and Chinese, asking that Residents do not allow non-residents into the building unless they are their visitors. If you do not know the person trying to access the building, do not allow them into the building, doing so is a Bylaw violation..

4. Project Reports

- The Management Company noted that they are still awaiting quotes for the completion of the work in the steam room.

5. Correspondence/Appeals

- There was a film shoot which occurred on the corner of Hazel and McMurray on September 20th 2012.
- A Resident complained that somebody was pouring water off their balcony and the water landed on their balcony and on them. Please do not wash down your balcony with excess water and allow the water to wash down on to the suites below as you could harm or damage their property and you would be held responsible.

DO NOT POUR WATER OFF YOUR BALCONY

G. UNFINISHED BUSINESS

1. Storage Insurance

- Reminder to Residents, if you have a vehicle in the parkade it must either be insured or have storage insurance, otherwise there will be a fine applied to your Strata lot.

2. Amenity Room Furniture

- The Strata Corporation is still investigating the purchase of additional furniture for the Amenity Room.

3. Building Painting

- The Management Company reported that they had walked through the entire building with one of the members of the Strata Council, they noted that there is extensive painting and drywall repairs required throughout the building. The next budget will incorporate the cost of touch-ups and drywall repairs on several floors.

You are responsible for washing your suite door. The Strata Corporation asked that all Residents please keep their door in a tidy and clean manner.

4. Building Audit

- The Strata Corporation is working on ensuring that all Residents have complied. Those Residents who have not complied with the Building Audit will have their fob access reduced to minimum access, so they will no longer be able to access the Amenity areas or the parkade and there will be a \$25.00 fee per fob reactivate them, once they have been deactivated for non-compliance with the Bylaw.

- Completion of the building audit is required on an annual basis as approved in the Bylaws

H. NEW BUSINESS

1. Cartridge Replacement

- When the Strata Corporation was first built it was discovered shortly afterwards that the cartridges which were installed in the showers and baths within the Strata Corporation were part of a bad batch of cartridges. The supplier of the cartridges has agreed to cover the cost of replacing all the cartridges in the building. This project has already started and will resume on October 15th 2012. There are notices posted at the building, please ensure that your suite is accessible to the plumbers to ensure that your cartridges are replaced, to avoid water damage to the Strata Corporation.

Once the plumbing company has completed its work on October 26th 2012, a further notice will go out to those suites where access was not available. If Residents do not provide access to the plumbing company the Strata Corporation will make arrangements peoples suites opened and invoice the cost of the locksmith will be billed back to the suite in order to have the cartridges replaced.

The mechanical company doing the cartridge replacement is C & C Electrical Mechanical.

I. NEXT MEETING

The next Strata Council meeting is on:

Thursday, November 29th, 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 7.39 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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