



NOTICE

CENTREPOINT 2013 AUDIT

Please be aware that the Centrepont 2013 Audit will
commence on

June 1, 2013

**PLEASE NOTE: THIS IS A MANDATORY
REQUIREMENT BY THE STRATA
CORPORATION.**

To complete the Audit Online please go to;

WWW.CENTREPOINTSTRATA.COM/AUDIT2013.PHP

**THE BUILDING MANAGER WILL ALSO HAVE PAPER
COPIES AVAILABLE AT HIS OFFICE.**

Please complete the audit by **July 1, 2013**

Thank you for your cooperation!



www.centrepointstrata.com
THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, JUNE 4th, 2013

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, June 4th, 2013 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:02 pm, by Paul Wehr, the President of the Strata Council.

B. CALLING OF THE ROLL

The Council Members present were, Paul Wehr, Jeff Leong, Carlos Lau, Teresa Lei, Damien Chen, with regrets from Tim Li and Victor Samon. The Management Company was represented by Geoffrey Rosen.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Damien Chen and seconded by Jeff Leong, it was RESOLVED that the Agenda as presented, be APPROVED for use at this meeting.

D. APPROVAL OF THE MINUTES OF THE PREVIOUS STRATA COUNCIL MEETING HELD ON WEDNESDAY, APRIL 23RD, 2013.

Upon a MOTION duly made by Damien Chen and seconded by Jeff Leong, it was RESOLVED that the minutes from the previous Strata Council meeting held on April 23rd, 2013 be APPROVED as distributed.

E. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS

The Treasurer, Teresa Lei has reviewed the Financial Statements for the month of April 2013 and found them to be in order.

Upon a MOTION duly made by Teresa Lei and seconded by Damien Chen , it was RESOLVED that the Financial Statements for April 2013 be APPROVED as presented.

Arrears

The Management Company presented the Arrears report to the Strata Council and reported that there are five (5) 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 Bylaws.

F. REPORTS

1. Caretaker

- 1 Put up notices and set time for cartridge repairs
- 2 Put up notices for power washing parking
- 3 Repair floor lights in lobby
- 4 Wash down parking by p3 doors
- 5 Adjust closer on all stair doors and garbage room
- 6 Bubblers stolen from water feature while waiting for painters
- 7 Work on cleaning water feature
- 8 Called back to building for leak in ceiling of 1109 was washing machine from 1209
- 9 Called for emergency from answering service for leak in 2601 later found bad valve in 2701 for shower
- 10 Power wash water feature
- 11 Fill ponds and drain to flush out lines
- 12 Disinfect and scrub steam rooms
- 13 Scrub down exercise room
- 14 Check and clean storage lockers and lights
- 15 Notices for 2013 audits
- 16 Go with plumbers C&C for leaks
- 17 Go order parts for water feature
18. Get carpet cleaner set up for cleaning building
- 19 Take power washing contractor to show what stairs need done
- 20 Set up chemicals etc. for ponds

TRADES

Thyssen for elevator service
Hakkon for full belt and quarterly service
Galaxy plumbing no hot water to town homes
Contractor for duct cleaning
Risk Solutions to check boilers for Insurance Policy
City irrigations for sprinklers for gardens
High Volt Electric for p3 exit gate not closing
Imperial Paddock pools Contractor for ventilation for amenity room
H2O Fire for leak in fire pipe in stair well
Electrician for lights in water feature
C&C Mechanical for cartridge replacement
Better lock to get into units for cartridges
High Volt Electric to repair broken bracket for cable on p3 long term gate

- The Management Company reported that the Caretakers have turned on the fountains in front of the building on the corner of McMurray and Hazel for the season. Unfortunately towards the end of April someone stole part of the bubblers for the fountain which delayed the system being put on line. New bubblers have been purchased and the incident was reported to Burnaby RCMP.

- There was a discussion by the Strata Council regarding the cost of the long term parking spots on P3 of the parkade. It was discussed that the commercial section is offering long term parking for \$60.00 per month.

Upon a MOTION made by Damien Chen and seconded by Teresa Lei it was RESOLVED that the parking spot cost will now be decreased to \$60.00 per month for long term parking.

2. Management Report

- The Management Company reported that the tenants in unit #201, that belongs to the Strata Corporation, have given their notice and are moving out at the end of the month. The Strata Council approved re-renting the suite for \$1,250.00 per month. Upon a vote being taken, all were in favour.
- The window cleaning at the building will be from June 17th 2013 to June 21st 2013.
- The Management Company reported that the Strata Corporations' insurance had been renewed at a cost of approximately \$98,000.00, which is a very small increase over the previous year, mainly due to the increase in replacement value of the building.
- The Management Company presented a number of mechanical issues that needed the attention of the Strata Corporation. The principle item is that there is a Pressure Relief Valve for the Townhouses that needs to be repaired at a cost of \$2,774.31 plus GST. The Strata Council approved the repair. There are a number of other minor issues that will be dealt with as they require repair.
- The residential parkade will be washed from June 11th to June 14th 2013.
- The second fire inspection for 2013 was conducted on May 8th 2013. The Management Company is waiting for a report before they order the 3rd fire inspection. Please note that as per Centrepoint Strata Bylaws, every suite must be fire inspected annually, even if it results in the Strata Corporation giving notice and having a locksmith to open the door to allow the inspectors access. Beyond the first inspection all costs are assessed back to the Strata Lot.
- The Management Company noted that the painting for the front fountains will have to be reviewed next year as the paint is beginning to chip and the warranty on the paint job has expired.
- The Management Company received the annual appraisal from SunCorp Valuations for the replacement cost of the Strata Corporation. The current replacement value for Centrepoint would be \$69,596,500.00. Please note that this does not include the value of the land.
- The annual brake test, as required by the BC Safety Authority, was conducted on both of the elevators by ThyssenKrupp and they both passed with no issues.
- The running machines in the exercise area required additional service in May, repairs were approved and completed.

- An Owner is disputing that they broke the move Bylaws at the building.

NOTE TO ALL RESIDENTS

YOU MUST GIVE A MINIMUM OF SEVEN (7) DAYS NOTICE TO THE STRATA CORPORATION VIA THE RESIDENT MANAGER FOR BOOKING MOVES, OTHERWISE YOU WILL BE FINED \$200.00 FOR INADEQUATE NOTICE AS PER THE STRATA CORPORATION BYLAWS.

- The Strata Corporation received a notice from the City of Burnaby indicating that they are encouraging Strata residents to continue recycling and that in the future, by 2015, there will be a food compost collection starting at the city.
- There was an incident from a suite which had a failed shower cartridge, this resulted in water damage to the suite below. The Management Company has contacted both of the Owners and asked them to resolve the issue as it is not a Strata Corporation responsibility.

3. Security

- There have been no security incidents since the last Strata Council meeting, except for the theft of the bubblers for the fountain at the front of the building which was reported to the RCMP.

4. Project Reports

- The Management Company has been in touch with the Contractor approved to complete the steam room upgrade and they are expected to start in the next week or so. Unfortunately they were unavailable to proceed with the project until this time.

5. Correspondence/Appeals

- There was request from a Resident asking to install a second deadbolt. The Strata Council reviewed its procedures and determined that Residents are not supposed to install second deadbolts, instead they are allowed to install reinforcing bars on the inside of their doors or place a security alarm sticker on their door. This is to ensure conformity of the doors within the building.
- A Resident disputed a fine for garage gate violations. The Strata Corporation will provide the evidence.

G. UNFINISHED BUSINESS

1. Storage Insurance

- The Strata Council will continue to monitor the parkade to ensure that all Residents are complying with the vehicle storage insurance Bylaw.

- A Resident who had not provided proof of insurance for their motorcycle, has now provided the Management Company with a copy of their insurance certificate.

2. Amenity Room Furniture

- The Strata Council noted that the bookcase they wanted to purchase from Costco was currently out of stock, once it is back in stock it will be ordered.

4. Annual Security Audit

- The Annual Security Audit has now started as of June 1st 2013 to be completed by July 31st2013, the audit is available online at www.centrepoinstrata.com/audit2013.php. Printed copies are available from the Building Managers office. This is part of the Strata Corporations' Bylaws and the Strata Corporation may levy fines up to a maximum of \$200.00 for non-compliance with this Bylaw.

BYLAW 47 (14) states that:

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

4. Cartridge Replacement

- The Management Company reported that every shower cartridge in the building has now been replaced as per the warranty provided by Global Union. The Management Company has asked Global Union and the Plumbing Company to confirm that they have replaced every cartridge before the file is closed

H. NEW BUSINESS

1. Painting Projects

- The Strata Corporation is going to commence two (2) painting projects during the Summer. One will be to re-stain the wood decking on the 6th floor and the other will be to paint the parkade areas where the epoxy has been applied to further seal the concrete and has left marks on the walls.

2. Landscaping

- The Landscaping Company has asked to meet with the Strata Council to discuss upgrades to the landscaping around the building. Paul Wehr and Carlos Lau volunteered to meet with the Landscaping Company.

I. NEXT MEETING

The next Strata Council meeting is on:

**Tuesday, July 8th, 2013
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 7:38pm

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

Please retain these Minutes

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

Minutes Prepared by:

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