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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
THURSDAY, JULY 3RD, 2014**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Thursday, July 3rd, 2014 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:23 pm, by Carlos Lau, the Vice President of the Strata Council.

B. CALLING OF THE ROLL

The Strata Council Members present were Carlos Lau, Xin Wang, Nick Canosa, Jeff Leong and Raymond Lee. With regrets from Victor Samon. The Management Company was represented by Geoffrey Rosen. The Resident Managers were away on vacation.

The Strata Corporation received a letter of resignation from Paul Wehr, the Strata Council President, who announced that he was resigning from the Strata Council due to accepting a position in Waterloo Ontario. He will be selling his suite and therefore he can no longer serve on the Strata Corporation's Strata Council.

Carlos Lau, the Strata Council Vice President, as a result becomes the President of the Strata Council and Raymond Lee was appointed as Vice President for the remainder of the Strata Council's term until the General Meeting in 2015.

The Strata Council thanked Paul Wehr for his six years service on the Strata Council as he has served on the Strata Council since the Strata Corporation came into inception and had served as Strata President for four of those years. He contributed significantly to the Strata Corporation and his participation and contributions will be missed.

Presentation

There was a presentation from an Owner regarding a garage gate violation. The Owner noted that they have always waited for the gate and therefore it is not possible that they did not wait for the gate. The Strata Council listened to the appeal and directed the Strata Manager to issue a response to the appeal by letter after the Strata Council meeting.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Nick Canosa and seconded by Raymond Lee, 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 MEETINGS HELD ON THURSDAY MAY 29TH, 2014

Upon a MOTION duly made by Jeff Leong and seconded by Nick Canosa, it was RESOLVED that the minutes from the previous Strata Council meetings held on Thursday May 29th, 2014 be APPROVED as distributed.

E. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS

The Treasurer, Xin Wang, asked that the Financial Statements be tabled to the next Strata Council meeting as she is still reviewing them

Arrears

The Strata Manager presented the arrears for the Strata Council, there were five (5) Owners in arrears for their Strata Fees. The Owners in arrears will receive letters and will be notified that their Strata Fees must be paid immediately or they will be have a \$100.00 per month fine for non-payment of their Strata Fees charged to their account, as per the Strata Corporation Bylaws.

F. REPORTS

Caretaker

The Caretaker was absent therefore there was no report to present.

The Strata Corporation arranged for there to be a Relief Caretaker and Cleaners on site during the time that the Resident Managers are away.

2. Management Report

- The Management Company reported that there was an elevator breakdown on June 28th. The Management Company was contacted by several Residents, as a result the Elevator Company was called out but they were unable to repair the elevator until the morning of Monday June 30th, when it was put back on line.
- Statistics Canada will be back at the building during the month of July to conduct Resident surveys.
- A Resident sent an email to the Management Company reporting that there was a Resident on the 7th floor allowing their dog to defecate on the carpet. The Resident has been fined and billed for the cost of carpet cleaning.
- There continues to be an issue with Residents not displaying insurance on their vehicles in the parkade, any vehicle found without insurance will be fined as per the bylaws.
- There was an issue in the building in early June, where a Resident had modified their in-suite plumbing which resulted in interference with the hot water supply in part of the building. The Strata Corporation brought in the Strata Corporation Plumbers, Galaxy Plumbing,

who investigated and resolved the problem The Owner has been billed the cost.

- There was a letter from a Resident asking for further clarification of their Strata Fees. As a reminder to Owners, because the Strata Corporation's General meeting occurs at the end of February, the new Strata Fees do not come into effect until April as it is too late to update the Strata Fees for March 1st, therefore the Strata Fee increase is being paid over nine months rather than over the twelve months.
- There continues to be an issue with Residents allowing their dogs to bark, causing a nuisance to their neighbours and allowing their dogs off leash in common hallways.
- There is also an issue with Residents smoking on patios, any Resident found smoking on patios will be fined as per the Strata Corporation bylaws.

3. Security

- There was a Police incident in the building on June 26th, the Strata Corporation is aware of the circumstances and is working with the Police to resolve the problem. If any Residents have concerns about security in the building or about any issues on their floor, please contact the Resident Manager or the Management Company.

The Strata Corporation has attempted to be very vigilant regarding security at the building and unfortunately due to the fact that the Strata Corporation allows rentals, the Strata Corporation does not have control who a Strata Lot Owner rents to in the building, they can only fine Residents for violating the bylaws and rules.

4. Project Reports

- There are no projects being undertaken at this time.

5. Correspondence/Appeals

- There was a letter from a Resident regarding condensation problems in their suite. As per the "Home Owners Guide" and instructions from Morrison Herschfield, Consulting Engineers, Residents should be running the kitchen and bathroom fans in their suites whenever they are taking showers or cooking to ensure that there is no condensation build up
- There was a letter from a Resident contesting a bylaw violation where they had failed to break down their box and put it in the cardboard bin. The Strata Corporation has evidence that it was the Residents' boxes. Please be sure to break down boxes and put them in the recycling bins correctly.

- Please note that Residents are not allowed to have visitors park in their parking stalls in the Resident only area. Visitors can only park in visitor parking and they must have a visitor parking pass displayed, if visitors park for more than 5 (five) consecutive days per month their cars will be towed. Visitors parking permits for periods greater than 5 (five) consecutive days must be requested, in writing, to the Strata Council and based on demand, these longer term requests may be accepted or denied.
- There is an issue regarding dogs, please pick up after your dog if it defecates on the common property or the landscaping.
- There continues to be an issue with people smoking on their balconies and having that smoke interfere with their neighbours. Please note that it is forbidden under that Strata Corporation bylaws to smoke on your balcony.

G. UNFINISHED BUSINESS

1. Transformer Service

The transformer service occurred on June 17th, 2014 without any difficulties. The next inspection will be scheduled for three to five years from now.

2. Fire Inspection

The 3rd round of the Fire Inspection is scheduled for July 18th, 2014. Residents who failed to provide access during the previous two Fire Inspections will have their suites accessed, they have also been sent letters regarding the Fire Inspection. Their locks will be drilled and the cost will be billed back to them.

3. Security Audit

The Security Audit for the Strata Corporation began on July 1st, 2014. Please be sure to complete the Security Audit, if nothing has changed from your Security Audit from 2013 you may submit an email to the Management Company at admin@nationalpacific.ca indicating this. However if there are any security issues resulting from a lost or missing fob for your suite as a result of this you Strata Lot will be fined and all costs associated will be billed back to the Strata Lot. The Audit form is available at www.centrepoinstrata.com/audit2014.php or as a paper version from the Resident Manager.

H. NEW BUSINESS

1. Duct Cleaning

The Strata Corporation is having all the ducts cleaned at the building from August 11th to 15th from the outside only this year.

2. 6th Floor Deck Staining

The 6th Floor deck staining will be conducted during the summer.

I. NEXT MEETING

The next meeting is on:

**WEDNESDAY, AUGUST 27TH, 2014
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 7.40pm.

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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