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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
THURSDAY, MAY 29TH, 2014**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Thursday, May 29th, 2014 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:26 pm, by Paul Wehr, the President of the Strata Council.

B. CALLING OF THE ROLL

The Strata Council Members present were Paul Wehr, Carlos Lau, Nick Canosa, Jeff Leong, Victor Samon and Raymond Lau. With regrets from Xin Wang 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 Carlos Lau and seconded by Raymond Lau, 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 WEDNESDAY APRIL 9TH, 2014

Upon a MOTION duly made by Victor Samon and seconded by Carlos Lau, it was RESOLVED that the minutes from the previous Strata Council meetings held on Wednesday April 9th, 2014 be APPROVED as distributed.

E. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS

The Treasurer, Xin Wang, was unable to attend the meeting; therefore there was no report to present. The item was tabled to the next Strata Council meeting for review.

Arrears

The Management Company reported to the Strata Council that 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

1. Work on cleaning piping and valves for water feature
2. Power wash front walkways at the front of building
3. Work with electrician for lights in water feature
4. Power wash and clean out water feature
5. Fill water feature then drain and re fill to rinse out lines
6. Install bubblers and lights
7. Change lights in stairwells
8. Change all side lights in front of elevators
9. Paint floors in garbage room and front of building
10. Power wash parking lot
11. We had 2 bikes stolen from bike cage
12. Clean out all storage rooms
13. Resident had plumbing changed in their suite and caused a hot water problem with several suite
14. Several floors with dog feces and urine not cleaned up after we had the building carpets cleaned
15. A resident flooded their apt. on the 8th floor and went into two suites below we were called out from the two lower suites
16. We are getting complaints from several suites including ours about dog urine being washed down onto other balconies
17. We still have a lot of people not registering their pets and letting them go in the gardens at the front of the building our landscapers complained about getting hit with dog feces when cutting the grass

Trades

1. Gate repair on long term parking gate broken cable
 2. Window cleaners for all outside windows
 3. Carpet cleaner for complete building plus call back for dogs mess
 4. Painter to paint more hallways and part of amenity room and front of building and ramp
 5. ThyssenKrupp in for elevator service
 6. Haakon for annual service inspection
 7. Second fire inspection
 8. Electrician for side lights
 9. Electrician for pond lights
 10. City irrigation to charge sprinkler system for gardens
 11. New carpet installed on two floors in hallways
 12. Floors in lobby cleaned and buffed
- The Caretaker reviewed a number of issues with the Strata Council; he noted that until the weather is warmer he has to hold off from painting the water feature which he plans to do in July.
 - There continues to be an issue with an increasing number of dogs in the building and Owners allowing their pets defecate in the hallways and not clean up after them. The

Strata Council noted that any Owner found not having cleaned up after their dog will be fined for the clean up.

- There appears to be a number of un-insured cars in the parkade which is against the Strata Corporation Bylaws. Notices will be placed on un-insured vehicles.
- At the last Strata Council meeting, the Strata Council approved an upgrade to the lights in the ponds. The Resident Manager bought the lights and they did not function properly, therefore they were returned and they are looking at alternative options for the future to complete the upgrade as approved.
- The Resident Manager also noted that a fair number of Owners did not move their cars during the parkade cleaning, so not all the parking spots could be cleaned and there was a discussion whether or not the next parkade cleaning the Strata Corporation will bring a towing company to move the un-moved cars and the cost will be billed back to those Owners who refused to move their vehicles as part of the parkade cleaning.

REMINDER TO PET OWNERS.

**PLEASE DO NOT ALLOW YOUR PET TO DEFECATE OR URINATE IN THE
COMMON HALLWAYS. IF THERE IS AN "ACCIDENT" PLEASE CLEAN UP
AFTER YOUR PET.
THE COST OF SANITIZING AND CLEANING THE CARPET WILL BE BILLED
BACK TO YOUR STRATA LOT.**

2. Management Report

- The Management Company reported that the solution was found to the shortage of hot water that had occurred over a number of days prior to the Strata Council meeting. It became apparent during the investigation that an Owner had done renovations to their suite which caused a crossover between the cold and hot water lines resulting in intermittent hot water in part of the building. The Owner has had the repairs done to ensure that this does not happen again.
- The Strata Council discussed that there is going to be a power shutdown June 17th, 2014. and have asked that the time be shifted to 6:00 pm to midnight rather than 11:00 pm to 6:00 am, also because the diesel generator will run all night there is an issue of noise and fumes which the Strata Council asked the Management Company to investigate further.
- All of the hallway carpets were cleaned between May 5th and 6th.
- The residential parkade was cleaned between May 5th and 8th.
- The Management Company reported that two pulleys for some of the parkade fans had to be replaced.
- The lobby floors were stripped and sealed in May.

3. Security

- Some Owners who were moving out reported that two (2) of their bicycles were stolen from the bike cage. When the Resident Manager searched the security footage it happened months before it was reported therefore there was no video footage to use to investigate the issue.
- A Resident reported that their car had been scratched in the parkade and it had been reported to the RCMP.
- The Management Company reported that they had received a quote to upgrade the buildings camera system from standard definition to HD at a cost of \$1,000.00 per camera and there are twenty nine (29) cameras to upgrade. The item will be proposed in the 2015 annual budget.

4. Project Reports

- The Management Company put forward the proposals for the LED lighting system upgrade. The Strata Council, having reviewed the reports, feel that there is still a significant cost to upgrading to LED which would not be fully recovered due to the Capital investment required therefore the reports have been tabled for the time being. The Management Company recommended that the Strata Corporation begin to purchase LED T8's for the parkade as an energy saving option. The Strata Council agreed with the option and it will be pursued as a future project for the Resident Managers.
- The Strata Council discussed whether they should install a video display in the mailbox area to inform Residents of building issues. The Management Company will investigate.

5. Correspondence/Appeals

- The Management Company received an email from a Resident saying that they had found some silver fish in their suite. The Management Company let the Owner know that according to the Health Authority pests are considered an in-suite issue therefore the Owner needs to contact the Pest Control Company to deal with it.
- There was an email from an Owner noting that they were smelling cigarette smoke in their suite. Please note that the Strata Corporation has a Bylaw prohibiting smoking in common areas or on patios or balconies so please do not smoke. Anyone found smoking in common areas or on limited common property will be fined.
- An Owner wrote in a letter concerned about noise during construction
- Statistics Canada wants access to the building again for their surveys over the summer. If you see anyone from Statistics Canada in the building please note that they are there with permission as per the Statistics Canada Act.
- A Property Management Company asked that their moving fees for their tenants be waived because they are only moving in luggage. The Strata Council again confirmed that any change of tenancy in a suite results in a move in fee.

- A Resident emailed in some pictures of stucco repairs that were required in their suite. The Resident was reminded that all in suite repairs, unless caused by an insurance incident, are an Owners responsibility.

G. UNFINISHED BUSINESS

There is no unfinished business.

H. NEW BUSINESS

1. Security Audit

The Annual Security Audit for Centrepont will begin July 1st and end August 15th, 2014. Owners who do not comply with the audit will be fined \$200.00 as per the Bylaw.

I. NEXT MEETING

The next meeting is on:

**MONDAY JUNE 30TH, 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 7.43pm.

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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