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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
MONDAY, MAY 4TH, 2015**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Monday May 4th, 2015 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:13 pm, by Nick Canosa the President of the Strata Council.

B. CALLING OF THE ROLL

The Strata Council Members present were Nick Canosa, Carlos Lau, Raymond Lee, Bruce Partridge, Jaime-Ann Lew, Jeff Leong and Arthur Huang. Management 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 Raymond Lee 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 STRATA COUNCIL MEETING HELD ON TUESDAY APRIL 7TH, 2015

Upon a MOTION duly made by Carlos Lau and seconded by Raymond Lee, it was RESOLVED that the minutes from the previous Strata Council meeting held on Tuesday April 7th, 2015 be APPROVED.

E. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS

The Treasurer, Bruce Partridge, had reviewed the Financial Statements for the months of January, February and March, 2015 and found them to be in good order.

Upon a MOTION duly made by Bruce Partridge and seconded by Raymond Lee, it was RESOLVED that the January, 2015 Financial Statements be ACCEPTED as reviewed.

Upon a MOTION duly made by Bruce Partridge and seconded by Carlos Lau, it was RESOLVED that the February, 2015 Financial Statements be ACCEPTED as reviewed.

Upon a MOTION duly made by Bruce Partridge and seconded by Jeff Leong, it was RESOLVED that the March, 2015 Financial Statements be ACCEPTED as reviewed.

Arrears

The Management Company noted that there were ten (10) 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 Bylaws.

F. REPORTS

1. Caretaker

Submitted by Joseph Coutu May 04 / 15

- Work in pump room on water system for ponds
- Power wash water feature and front of entrance to building
- Pick up parts for power washer and repair carburetor and oil change
- Fix tractor
- Go with Galaxy plumbing into water rooms for quote on PRVs
- Take contractor and show them where we want post put in
- Check leak on 15th floor called in 2 times resident over flowed sink and blamed it on the plumbing
- Change several lights in building
- Disinfect and clean steam rooms
- Call from a resident on 9TH floor for strong gas smell found another resident accidentally turned the gas stove burner half way on without it lighting and left it on for quite some time
- Called in at 10:00 am for leak between 2 Strata Lots.

CONTRACTORS

- A1 Fire for second fire inspection
- Electrician for pot lights in hallways
- Garaventa for lift to garbage room
- Thyssen Krupp in several times for elevator problems
- Haakon to replace PRV in water room on P3
- Fitness Fixations for service on exercise equipment

The Caretaker discussed a number of suggestions with the Strata Council:

- There have been a significant number of moves over the last week which has absorbed a lot of the Caretakers time.
- There are new tenants in the building who appear to be making a lot of noise which has disturbed other Owners.
- There have been a couple of incidents of water leaks between Strata Lots due to over running faucets, sinks or failed gaskets on dishwashers, please note that these are Owner's responsibility and not the Strata Corporations' responsibility to repair.

2. Management Report

- Management reported that the parkade will be cleaned and the sumps will be emptied next week from May 12th to 14th, please look for the notices.
- The Strata Corporation will be having all the dryer ducts cleaned on June 15th, 16th, 17th, 18th and 19th, both inside and out. Please check notices for the exact date for your unit.
- The second Fire Inspection was conducted on April 29th, 2015. The Resident Manager reported that the majority of the suites were accessed. Please note that the third Fire Inspection will be conducted in another month or so and Owners who do not provide access to their suites to the Strata Corporation will have their locks opened by a locksmith and their fire equipment inspected at that time.
- Management presented the proposal to replace the front glass doors with new aluminum framed doors. The Strata Council will be looking at other options for adjusting the front doors.
- An Owner offered to donate their spin bike to the Strata Corporation, it is the same model as the one in the mezzanine recreation area, it was accepted by the Strata Council.

3. Security

- There continues to be an issue with people not waiting for the garage gate to fully close. Please wait for the gate to close before driving to your parking spot or leaving the building.
- There was an issue with Residents not having their pets on leashes when in the building. Please note that pets must be on a leash in common areas.

4. Correspondence

- There continues to be letters being sent to Owners regarding a wide range of Bylaw violations, including speeding in the parkade, not waiting for the garage gates to close, pets damaging common property.
- There was a letter from a Resident supporting the Strata Corporations' proposal for the next General Meeting to implement a rental restriction Bylaw.
- Please note that there continues to be people who fail to submit Form "K"s and move fees for new tenants and they will be fined accordingly.
- There was an incident in March regarding a fire alarm in a suite, where the Fire Department was called to the building due to a fire on someone's stove. It did not lead to an Insurance incident, however the front door of the suite was damaged by the Fire Department and the cost has been billed back to the suite.

G. UNFINISHED BUSINESS

1. Entrance Ponds Painting

- Management reported that the power washer belonging to the Strata Corporation suffered some mechanical problems and had to be repaired. The Caretaker has just received the parts that were ordered. The fountain will be power washed and operational in the next week or two.

H. NEW BUSINESS

1. Landscaping 6th Floor

- The Strata Council is happy with the results from the new Landscaper Kelly Arnott.
- Management reported that there was a suggestion that the Strata Corporation invests some additional money into the garden as there are some void areas. The Strata Council will go and take a look and give their suggestions to Management by email.

2. 6th Floor Deck Staining

- This item was tabled to the next Strata Council meeting for discussion.

I. NEXT MEETING

The next Strata Council meeting will be held on;

**Wednesday, June 10th, 2015
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 7:16 pm.

**The Strata Property Act of B.C. requires a vendor to provide purchasers with copies of Minutes.
Please retain these Minutes provided to you for future reference, as replacement copies are subject to a fee.**

Minutes Prepared by:

National Pacific
Property Management Services Inc., & Real Estate Services Ltd.,
885, Helmcken Street,
Vancouver, B.C.
V6Z 1B1

(T) 604-685-8830 or (F) 604-685-1423 email: admin@nationalpacific.ca