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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, JUNE 28TH, 2016**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, June 28th, 2016 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, Bruce Partridge, Raymond Lee, Jeff Leong and Jaime-Ann Lew, with regrets from Arthur Huang. Management was represented by Geoffrey Rosen.

Owner Presentations

Four Owners came to give presentations regarding issues at the building. The first Owner came to appeal against a garage gate violation, the Strata Corporation showed them the video footage of them driving through the gate and not waiting and the Owner agreed that they had in fact broken the Bylaw and agreed to pay the fine.

An Owner was fined for a garage gate violation and was appealing it, they argued successfully that they had in fact waited for the gate to close and the video footage indicated as such as they had just begun to trail away from the gate. The Bylaw requires that Owners stop and wait for the gate to close. The Strata Corporation reduced the fine to \$100.00 and asked Management to send them a letter reminding them that they must wait at the gate until it is fully closed in the future or they will be fined the full amount.

An Owner whose son is a professional bike rider has asked for an exemption to allow their professional bicycles to be stored in their unit, not in the bike locker. The Strata Corporation has granted an exemption to them under the condition that only one bicycle can be transported in the elevator at any time and the bicycle must be clean, any costs associated with having to clean following their use of it will be billed back to the suite.

An Owner came to the Strata Corporation complaining that they are finding cigarette butts in the parkade and they wanted to bring it to the Strata Corporations attention as they consider it to be a safety hazard. The Strata Council thanked the Owner and said that they would post no smoking signs in the parkade and ask the caretakers to monitor the situation.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Carlos Lau and seconded by Jaime-Ann Lew, it was RESOLVED that the Agenda, as amended, be APPROVED for use at this meeting.

D. APPROVAL OF THE MINUTES OF THE PREVIOUS STRATA COUNCIL MEETING HELD ON WEDNESDAY, APRIL 27TH, 2016.

Upon a MOTION duly made by Jeff Leong and seconded by Bruce Partridge, it was RESOLVED that the minutes from the previous Strata Council meeting held on Wednesday, April 27th, 2016 be APPROVED as distributed.

E. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS, ARREARS

The Treasurer, Bruce Partridge, had reviewed the Financial Statements for the months of March and April 2016, and noted that they were in good order.

Upon a MOTION duly made by Bruce Partridge seconded by Carlos Lau, it was RESOLVED that the Financial Statements for the months of March and April, 2016, be APPROVED as reviewed.

Arrears

Management noted that there are six (6) Owners in arrears for their Strata Fees. The Strata Corporation has sent letters to the Owners asking for timely payment of their Strata Fees as per the *Strata Property Act of BC*. Owners who do not pay their Strata Fees on time are fined \$100.00 per month, as per the Strata Corporation Bylaws.

F. REPORTS

1. Caretaker Submitted by Joseph Coutu JUNE 28 / 16

- Work with plumber for piping issues on the 33rd floor.
- Clean and power flush steam rooms someone removed the cover on the controller and messed with the buttons so now it does not work.
- Work on water feature to get up and running.
- Clean up more vomit in front of building.
- Work with contractor and engineers for repairs on south face.
- Put up and hand deliver notices for same work.
- We have had the pool table recovered.
- Woke up to a loud noise found valve for irrigation system had failed, PRV replaced.
- Duct cleaning for 2016.
- Power wash and clean water feature.
- Clean off old peeling paint and repaint water feature.
- Elevators broke down several times again.
- A couple residents had dropped keys down elevator shaft.
- Change lights in parking lot.
- Plumber for leaks in 3 apts 17, 16 and 15 floors.

- Set up time and take electrician to find power for work on exterior of building.
- Someone removed lock from door on P4 locker room.
- Change lights in walls outside front and amenity room.
- Flooring for second floor start to change.
- Fire alarm due to valves in pump room.

CONTRACTORS

- Duct cleaning.
 - Carpet cleaner for more garbage and dog stains.
 - XTR for south face
 - Across Town plumbing for leaks.
 - Gerard electrician for gates also steam rooms.
 - Thyssen Krupp several times for elevators.
 - Daniel carpet cleaner to clean vomit.
 - Haakon for mechanical service.
 - Jordan Carpets for 2nd floor carpet replacement.
 - Pump House fitness to service and repair exercise equipment.
 - Frank for fire valves.
- The Caretakers were absent as they had been up all night dealing with the fire system issues in the building.
- An Owner asked if the Strata Corporation can keep the gym open until midnight. The Strata Council agreed and they will arrange to have the gym open from 6:00 am until midnight every night.
- There was a request to change the lock access from the common hallway to P2 storage which has been completed.
- Styrofoam cannot be put in the garbage or recycling, it must be taken to 4855 Stillcreek Road in Burnaby.
- Do not allow children to play with the pool table, if any damage is done the Owner will be liable for the costs.
- A Strata Lot held a party in the Amenity Room without booking and left an incredible mess. The Owner has been charged for the cost of cleaning.
- The fire system triggered on morning of June 28th due to an issue with the air compressor which has now been resolved.
- Happy Bin will be coming every two weeks to clean the compost container.
- There are oil stains in people`s parking spots and Owners have been emailed to clean up or they will be charged the cost to clean them.
- There is now an issue with Residents staining the carpets and they are being billed for the cost of cleaning.

REMINDER TO OWNERS

IF YOU HAVE TENANTS MOVING INTO THE BUILDING THERE MUST BE 7 DAYS NOTICE GIVEN TO THE STRATA CORPORATION AND THERE IS A \$300.00 MOVE IN FEE, PLUS THE FORM `K` IS DUE WITHIN 2 WEEKS OF YOUR TENANT MOVING IN.

2. Management Report

- The controller for the steam room needs to be replaced as someone has removed the cover to it, resulting in it rusting out.

Raymond Lee arrived.

- There was also a comment by the Strata Council that the steam rooms need to be more thoroughly cleaned.
- Management reported that the re-circ line on the 25th floor has to be replaced as it is pitted and leaking. That work is scheduled for the week of July 4th.
- Air duct cleaning has been completed at the building, both inside and outside.
- The 3rd fire inspection has been completed and all Strata Lots have been inspected as per the Bylaws.
- There continues to be an issue with people smoking at the building. Neither Residents, Owners or guests are allowed to smoke in common areas.

3. Security

- The Strata Council approved the quote for \$13,000.00 to upgrade the buildings camera system, as approved in the budget for 2016.

A MOTION was made by Carlos Lau and seconded by Jeff Leong.

- Census Canada has demanded access to the Strata Corporation, so if you have people knocking at your door from the Canadian Government please note that they are allowed to be there by law.
- The Hazel Street gate stopped working on May 18th and was repaired.

4. Projects

- There are no projects in progress at present.

5. Correspondence

- There were noise complaints against a Strata Lot and warnings were issued.
- An Owner appealed that they did not know the Rules or Bylaws, therefore they should not be fined. The Strata Corporation believes that all Owners read the Bylaws when they move in therefore they are responsible to follow them, therefore the appeal was denied.
- There have also been a number of incidents with people damaging common property and being charged for the cleaning costs.
- Somebody damaged the pool table and had to pay for the repair.
- There were a number of garage gate violations and Residents were sent video footage via Dropbox and dropped their appeals.
- There continues to be illegal moves and failure to submit Form `K`.
- There is no storage permitted in common areas, no strollers, no shoes. Anything that is found will be removed and the Owner will be fined for violating the Bylaw.

REMINDER TO OWNERS

**IF YOU HAVE TENANTS OR A PROPERTY MANAGEMENT COMPANY
THEY MUST CONFORM TO THE BYLAWS OR YOU WILL BE FINED.**

- It is against the Strata Corporation Bylaws to smoke on your patio or common areas.
- There was an inquiry from a Resident regarding how to change their window blinds and the response is that they must keep the same blinds as they had before, as per the Strata Corporation Bylaws.
- A Resident disputed a fine and it was determined that in fact their fob was the one that caused the incident.

G. UNFINISHED BUSINESS

4. Insurance Loss December 25, 2015 (Update)

- Management reported that all the repairs to the suites are complete and the carpet is currently being installed on the 2nd floor.

H. NEW BUSINESS

1. In-Suite Hose Replacement

- This item has been tabled until the Fall.

2. Exterior Eyebrow Repair & Recoating

- The reapplication of the membrane and concrete to the eyebrows on the south face of the building will begin the week of July 4th.

3. LED Upgrade

- Management put forward a proposal regarding upgrading all the buildings fluorescent fixtures to LED. The Owners at a previous General Meeting authorized the upgrade as long as there was no cost to the Owners. It would appear at this point that the proposal put forward by Radiant Energy will result in cost saving as well as no increased costs. The Strata Council will investigate further.

I. NEXT MEETING

The next Strata Council meeting will be held on;

**Monday, July 18th, 2016
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 8:06 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:

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