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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 19, 2016**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Monday, September 19, 2016 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:00 pm, by Nick Canosa the President of the Strata Council.

B. CALLING OF THE ROLL

The Strata Council Members present were Nick Canosa, Jeff Leong, Bruce Partridge, Jaime-Ann Lew, Raymond Lee, Arthur Huang, and Carlos Lau. Management was represented by Geoffrey Rosen.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Bruce Partridge and seconded by Carlos Lau, it was RESOLVED that the Agenda, be APPROVED for use at this meeting.

D. APPROVAL OF THE MINUTES OF THE PREVIOUS STRATA COUNCIL MEETING HELD ON TUESDAY, JUNE 28TH, 2016.

Upon a MOTION duly made by Arthur Huang and seconded by Bruce Partridge, it was RESOLVED that the minutes from the previous Strata Council meeting held on Tuesday, June 28th, 2016 be APPROVED as distributed.

E. CARTAKERS REPORT Submitted by Joseph Coutu SEPT 19 / 16

Plumber finished changing pipes on 33rd floor
Clean and power flush steam rooms
Work on water feature chem. and clean
Clean up garbage and items left in storage rooms
XTR finished the work on south face
New carpet on 4 floors
Several illegal moves and deliveries
Woke up to a big bang at 3:00 am another car drove through p3 gates
Drain water feature and power wash again as it was not kept up while we were on holidays
Flood from 28th floor to the 25th several units damaged
Power wash deck on 6th floor garden and re stain power wash hallway on top floor of town homes

Elevators broke down several times again
Work with tech to install new cameras throughout building
Change lights in parking lot
Check apt for leaks (in suite problems)
Kim and I have both suffered injuries again from faulty garbage bins from the city of Burnaby
Fire on 6th floor garden at 2:00 am work with fire dept. to extinguish burning under ground
Pick up supplies several times for building
2 times fire alarm due to people pulling the pull stations
Had Coit clean and seal steam rooms
Clean out lockers that have items not belonging to the owner (Put in storage)

CONTRACTORS

Plumber for leaks in hallway 33rd
Carpet installer for 4 floors
XTR for south face
Across town plumbing for leaks
Gerard electrician for gates also steam rooms
Thyssen several times for elevators
Coit for steam rooms
Haakon for service
Pump House fitness to service and repair exercise equipment
Nextgen for cameras
Accurate glass for front doors on Hazel St
City irrigation for sprinklers in ally
Waste Management to quote for garbage
Gerard for replacing gate in p3

NOTES

Kim and I are receiving a lot of new residents giving us a lot of grief moving in when the owners or agents are not giving them proper moving instructions like fees or rules before coming to the building

- The Resident Manager reported that Property Managers managing rental properties at Centrepoint are not following the Bylaws and are not informing new tenants of the Bylaws so often tenants turn up at the building without knowing that there is a 7 day booking period. This is becoming a high degree of stress for new residents. It's recommended that period Owners who are renting their suites hire competent Property Managers to ensure that their tenants understand the move procedures of the building.
- There was a report that a dishwasher had leaked into the suite below. This is an in-suite issue between the two residents to sort out.
- There appears to be an issue with AirBNB in the building. If anyone discovers a suite running an AirBNB operation, please let the Resident Manager know, as AirBNB is considered to be a move and Owners must pay the move fees.

- There is an issue with people leaving garbage and food on their balconies resulting in pest being drawn to the building. Please put all garbage in bags and dispose of it accordingly in the garbage room. Do not leave garbage or food on your balcony.
- The Management Company reported that there have been serious problems with the City of Burnaby's garbage collection and recycling services. In fact, they cannot supply proper bins for the Strata Corporations use. As a result, there has been a request by the Resident Manager to the Strata Corporation to change garbage providers from the City of Burnaby and go with West Coast Waste Control Services instead. It will result in an increase in overall cost to the Strata Corporation, but after an extensive discussion, the Strata Corporation agreed they will swap over to West Coast Waste Control Services in order to have a proper garbage, recycling and compost service with bins that actually operate properly. Also, garbage will be collected in a timely manner and everything should function without injuring employees or residents of the Strata Corporation.
- The filing cabinet in the Resident Manager's office is broken and needs to be replaced.
- The Management Company discussed preparing a step-by-step form of how moves work at the building to ensure people know the process.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS, ARREARS

The Treasurer, Bruce Partridge, had reviewed the Financial Statements for the months of May, June and July 2016, and found them to be in good order. He noted that the Strata Corporation is on budget, for the year fiscally.

Upon a MOTION duly made by Bruce Partridge seconded by, Jaime-Ann Lew, it was RESOLVED that the Financial Statements for the months of May, June and July of 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.

G. REPORTS

1. Management

- The Management Company reported that the tiles and grout in the steam room have been steam cleaned.
- Pest Control Services has been on site and have reported an increase in activity. Again a discussion with the fact the residents are leaving garbage and food on their balconies and railings. Please do not do so.
- An email from a resident reported that a fire alarm at the front gates need to be re-locked which has been resolved.

- On August 25th there was a fire on 6th floor garden area near the extreme east side of the building. The Fire Department was called and unfortunately some plants were damaged which will need to be replanted.
- The steam room controls, under warranty, had to be replaced.
- Global Gas Detection Service was on site in July to check the carbon monoxide sensors and found them in good order.
- The air makeup unit in the exercise area had to have its air filters replaced.

2. Security

- The new camera system has been installed by the Strata Corporation. It is now a HD Camera system which results in better quality video footage.

3. Project Update

- The repairs by XTC to the eye brows on the south side of the building is complete and the Strata Corporation is happy with the quality of work

4. Correspondence

- There is an ongoing issue with noise in the building between strata lots. Please be conscientious of the noise.
- There is an ongoing issue with garage gate violations where people fail to wait for the gate to close.
- There is an ongoing issue with residents dirtying the carpets from not securing their garbage properly and then having the cost billed back to them.
- There is an ongoing issue with people not giving notice of a move and moving illegally and being fined as a result.
- There was a letter from a resident who provided proof that they were out of the country when there was a bylaw violation for garbage. The Strata Corporation rescinded the fine after proof was provided of the resident's absence.
- There is an issue with people leaving garbage and debris on their patios and being charged for violating the bylaw and the cleanup.
- A resident appealed a garage gate violation and they were able to prove that they were not responsible for running the gate. The fine has been rescinded and a different resident was found and determined to be responsible for the fine.
- There was a letter from a resident whose relative pulled the fire alarm apologizing for the nuisance it caused to the building.

H. UNFINISHED BUSINESS

1. Insurance Loss December 25, 2015 (Update)

- The insurance loss from December 25, 2015 is completed.

I. NEW BUSINESS

1. In-Suite Hose Replacement

This item is on hold at this time.

2. Insurance Loss on August 25, 2016

- There was an insurance loss on August 25th, 2016 when someone's sink backed up damaging eight strata lots. There was contamination as a result to the water loss and all the suites had to be significantly demolished. Fortunately, the Owner who caused the loss has insurance as they will be held responsible for the deductible. Currently the Strata Corporation is waiting for quotes to proceed with the final repairs.

3. LED Lighting Upgrade for Common Areas

- The Strata Corporation reviewed the quote and had more questions for the vendor. The Management Company will get clarification on this.

4. Annual Security Audit

REMINDER: The Annual Security Audit is due on October 31, 2016.
The web address: centrepoin.com/audit2016.phd

J. NEXT MEETING

The next Strata Council meeting will be held on;

**Monday, October 31st, 2016
at 6:00 pm
in the Amenity Room.**

K. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 8:24 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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