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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
THURSDAY, JUNE 1, 2017**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Thursday, June 1st, 2017 at Centrepoint in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:20 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, and Jeff Leong with regrets from Bruce Partridge, and Kevin Lam. Management was represented by Geoffrey Rosen. The Resident Managers, Joseph Coutu & Kim Robinson, were present.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Jeff Leong 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

Upon a MOTION duly made by Jeff Leong and seconded by Carlos Lau, it was RESOLVED that the minutes from the previous Strata Council meeting held on Wednesday, April 26, 2017 be APPROVED as distributed.

E. CARETAKER REPORT 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 in 1509 called in 2 times resident over flowed sink and blamed it on the plumbing

- Change several lights in building
- Disinfect and clean steam rooms

CONTRACTORS

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

Observations

- It was reported by the Resident Manager that the access to the mezzanine level is no longer open access as it is now FOB only.
- It was discussed that a wind tunnel can be created by the tall towers around McMurray Ave. and Hazel Street, which results in the water in the ponds being blown onto the surrounding concrete walkways.
- The Resident Managers will be available in their office twice a day. Their new office hours are, Monday through Friday from 8:30am until 9:30am and Monday through Thursday from 3:30 pm until 4:30 pm.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS, ARREARS

The Treasurer, Bruce Partridge, was unable to attend the Strata Council meeting, therefore the review of the financials was tabled to the next meeting.

Arrears:

Management reported that there are ten (10) Owners in arrears for their Strata Fees. Management 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 plus interest, as per the Strata Corporation Bylaws.

G. REPORTS

1. Management

- Management reported that the cause of the building's varying water pressure was a faulty PRV (Pressure Relief Valve) on the sixth floor, which has been replaced.
- The Strata Council discussed installing a TV display in the elevator lobby to provide information to residents regarding building events (such as moves). Jeff Leung is looking into a solution to install it.

- It was discovered by the Fire System Maintenance, that faulty batteries were the source of the alarms on the building's fire panel. The batteries have been replaced.
- The building's website has been updated to include the approximate time of year for the annual building maintenance events.
- The building's annual air duct cleaning is now complete.
- The Strata Council has approved Management's request to change the building's weekend cleaning company. There have been concerns regarding the level of service and the hours that they're willing to come on site during the weekend. The new cleaning service will begin in July.

This transition will occur sometime in early July and there will be no change in cost to the Strata Corporation.

2. Security

- Residents notified Management that the front doors of the building had been left open the last weekend of May. The Strata Council determined that they had been left open after the last move. The Strata Council will have a discussion with the parties responsible, and ensure that this does not occur again.
- The Strata Council is slowly replacing the levers in the common stairwells to act as a deterrent, and to ensure that if someone does break into the stairwells that they cannot easily break into the common hallways and it also will act as a deterrent.

3. Project Reports

- The annual capital project of carpet replacement is in process. Two floors will be chosen and will be upgraded during the summer of 2017.

4. Correspondence and Appeals

- A resident allowed one of their guests to urinate in one of the building's elevators. The resident has been fined and charged for the cost of cleanup.
- Management reported that in March and April; fines were issued to residents who did not wait for the garage gates to close upon entering or exiting the garage.

Appeals

- A resident appealed a garage gate violation. The resident explained that they have very large hands and sometimes they hit the wrong button on the FOB. The Strata Council accepted the appeal.
- A resident came to the Strata Council meeting to appeal a gate fine. After an extensive investigation of the building's security records, it was determined that it was not their car that went through the garage gate without stopping. The offending vehicle was a vehicle of a very similar design, but was a different manufacturer than the resident's vehicle, so the fine has been waived.

H. UNFINISHED BUSINESS

1. LED Project

- In the common areas, the LED lighting upgrade is now complete.

2. Exterior Eyebrow Repair

- The Strata Corporation was informed by a resident that the re-bar of the eyebrow above their patio had popped out and was posing a safety issue. Management has reported the issue to the Warranty Company, and Intracorp, the building's Developer, as the structure of the building is still under warranty.

The piece of rebar has been removed and given to Intracorp for them to review.

The Strata Corporation is waiting for a response as to what Intracorp will do to resolve the issue.

3. In-Suite Hose Replacement

- This will be taken care of in the fall of 2017.

I. NEW BUSINESS

1. Recreational Area Hours

- The Strata Council felt that it would be important to remind owners why the recreational area on the mezzanine level is closed at 10:00pm.

When the building first opened, the Owners on the third floor consistently complained of the noise coming from the recreational area late at night as it was disturbing their sleep. As a result, the Strata Council changed the access control system to limit access from 10:00pm until 7:00am in order to allow the third floor residents to rest and not be disturbed. By setting the system with a cut off time of 10:00pm, it allowed those Owners who got into the gym before 10:00pm to have an hour to work out before the building's quiet hours begin at 11:00pm.

J. NEXT MEETING

The next Strata Council meeting will be held on;

THURSDAY JULY 6th, 2017
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 9:03pm.

**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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