



www.centrepointstrata.com
**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, OCTOBER 24, 2018**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Wednesday, October 24th, 2018, at Centrepoint, in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:52 pm, by Nick Canosa, the Strata Council President.

B. CALLING OF THE ROLL

The Strata Council Members present were Nick Canosa, Jason Wang, Carlos Lau and Raymond Lee, with regrets from Bruce Partridge and Jeff Leong. Management was represented by Geoffrey Rosen. The Resident Managers were represented by Joseph Coutu.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Carlos Lau and seconded by Raymond Lee, 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 Carlos Lau and seconded by Raymond Lee, it was RESOLVED that the minutes from the previous Strata Council meeting held on Tuesday, September 18th, 2018, be APPROVED as distributed.

E. CARETAKER'S REPORT

Submitted by Joseph Coutu OCTOBER 24/ 2018

- Worked on winterizing the water feature
- Power flushed the steam room
- Steam cleaned the tiles in the steam room with new hand steamer
- Attended a small fire in garden in alley by exit doors
- Cleaned the locker rooms
- Tried to repair the chlorinator will need to purchase new one for next year
- We are having a lot of tenants parking in visitors again
- Cleaned up the mess caused by pigeons around the garbage room and in the stairs
- Worked on doors and closers throughout the building
- Cleaned up the locker rooms
- Got the chains installed on tractor and plow for winter
- Repaired the floor lights in the lobby

- XTR has finished the repairs on the building
- We had the brass lights removed from the water feature at the front of the building that were not stolen
- Installed the new plastic covers in the water feature
- Worked with Daniel to strip and finish the entrance floors
- Complete building carpet cleaned
- There is another leak in the 08 water line
- Resident letting their child throw pool balls around the amenity room, as well as putting balls in the Amenity Room's microwave
- Deck on 6th floor re-stained
- Replaced seventeen (17) carpet tiles on the 2nd floor due to residents not using proper garbage bags, which resulted in garbage leaking onto the floor.
- The glass plate in the microwave in the amenity room was stolen
- Had to shut down one treadmill in exercise room due to residents using it with muddy shoes also the rubber floors were a mess
- We are getting a lot of people using the equipment with dirty outside shoes
- Had two (2) units report with low water pressure due to the pipe work in the building

CONTRACTORS

- Haakon Industries to service mechanical systems
- ThyssenKrupp for service elevators
- Vancouver Pacific Heating and Plumbing to service leaks on 16th and 27th floors
- Haakon to replace pump
- Electrician to remove brass lights from water feature
- Daniel for carpet cleaning and floors
- XTR Building Services for eyebrows
- Vancouver Pacific Heating and Plumbing to repair the main pipes on 16th floor
- Pump House to service exercise equipment
- RCMP investigation
- Pump house to clean, check and service an exercise treadmill from mud and stones

OBSERVATIONS

- The Strata Council approved the Resident Manager's request to change the office hours during the winter season, to 10:00am to 11:00am Monday through Friday and from 3:30pm to 4:30pm on Monday and for Thursday and Tuesday and Wednesday, by appointment.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Treasurer, Bruce Partridge, was unable to attend the meeting; therefore, the Treasurer's Report was tabled until the next Strata Council meeting.

Arrears:

Management reported that there are seven (7) Owners in arrears for their Strata Fees. Management has sent letters to the Owners asking for timely payment of their Strata Fees on the first of the month, 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

- Jason Wang raised a possibility that the brackets in some of the in-suite light fixtures may be faulty, and suggests that residents be careful when changing the light bulbs in their light fixtures.
- Management reported that the 07 riser from suites 1507 to 2507 needed to be replaced.
- Management reported that there had been issues with garbage pick-up from the building. Waste Control Services, the building's waste management vendor, appears to have resolved the issues.
- Orkin Pest Control Services, the building's pest control vendor, reported that they will continue to monitor the building's pest control stations, as there is still activity at the stations.

2. Security

- There were not any security incidents of note since the last Strata Council meeting.
- There continues to be issues with residents not waiting for the garage gate to completely close before proceeding into or out of the parkade.

Centrepoint Residents, please be reminded to wait for the garage gate or front door to completely close before proceeding into or out of the building, failure to do so could result in property being damaged or stolen. Do not let anybody into the building who is not known to you, let them use their fob or get buzzed in.

- The Strata Council asked Management to obtain quotes to move the enterphone panel located at the visitor gate to a place that easier for people in vehicles to access. Management will investigate and report back to the Council.

3. Project Reports - 2018

- The Strata Council is holding off doing any carpet replacement at this time.

4. Correspondence and Appeals

- The Strata Corporation received a complaint from a resident regarding another resident smoking on their balcony, which is a violation of the Strata Corporation's by-laws. The Strata Corporation issued an appropriate letter to the resident violating the by-laws.
- An Owner requested an electric vehicle (EV) charging station be installed in the parkade for their vehicle. The Strata Council discussed the request and reported that the Strata Corporation will be proposing a by-law, and a capital expense for the Owners to vote upon, at the next Annual General Meeting to install EV charging stations in the parkade.
- An Owner asked that the Strata Corporation waive the Non-Sufficient Funds (NSF) fee that they had received for their strata fees not being paid due to lack of funds in the banking account that their Pre-Authorized Debit is being withdrawn from.

After careful deliberation, the Strata Council declined their appeal.

- The Strata Corporation levied ten (10) fines against strata lots for the residents of those strata lots violating Strata Corporation by-law 47. (1), which states;

47. (1) Garage Gate to underground parking: To help prevent unauthorized entry to the building. All drivers must wait until the gate is closed behind their car before proceeding to their parking stall. The drivers in any subsequent cars must wait until the gate is starting to close before pressing the garage button on their key fob to re-open the gate. This indicates to the preceding driver that the following driver is a resident of Centrepont.

H. UNFINISHED BUSINESS

1. Eyebrow Warranty Issue

- Nick Canosa, the Strata Council President, reported that he is still in discussions with Intracorp. Nick will give a report to Council at the next Council meeting.

2. In-Suite Hose Replacement

- Management reported that the project is in progress. The vendor will attempt to complete the project in the fall; otherwise, the project will be pushed forward until sometime in 2019.

3. Exterior Eyebrow Repair (Summer 2018)

- Management reported that this project has been completed. The Strata Council stated that they are happy with the results of the project, as the west side of the building is looking revitalized.

4. Annual Security Audit 2018

- **The annual security audit started September 1st, 2018 and will end October 31st, 2018. The security audit can be found at www.centrepontstrata.com/audit.html. Those residents, who have not submitted their audit by the deadline, will be receiving a reminder letter at the beginning of November. If they do not submit their audit within two weeks of the deadline, the Strata Corporation will issue an appropriate letter.**

I. NEW BUSINESS

1. Annual General Meeting (AGM) Preparation

- The Strata Council will be proposing by-law amendments at the next Annual General Meeting – including prohibiting smoking marijuana in common and limited common areas and prohibiting the growing of marijuana.

J. NEXT MEETING

The next meeting of the Strata Corporation will be the Strata Council Meeting on;

**Tuesday, November 20th, 2018
at 6:30 – 8:30pm
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 8:00pm.

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:



**Quay Pacific Property Management Inc.
& National Pacific Real Estates Services Inc.**

885 Helmcken Street
Vancouver, BC, V6Z 1B1
Ph. 604-685-8830 Fax: 604-685-1423
E-mail: Vancouver@quaypacific.com



NOTICE

CENTREPOINT 2018 ON-LINE AUDIT 2018 在线审核

Please be aware that the Centrepoin 2018 On-line Audit will commence on
请注意，Centrepoin 2018在线年度安全统计将于以下日期开始

September 1st, 2018

**PLEASE NOTE: THIS IS A MANDATORY
REQUIREMENT BY THE STRATA
CORPORATION BYLAWS**

请注意：这是业主委员会的强制性要求

PLEASE GO TO 请登录网址

www.centrepoinstrata.com/audit.html

**PLEASE CONTACT THE RESIDENT MANAGER
FOR A PAPER VERSION OF THE AUDIT.**

请联系物业管理员如果您需要纸质年度安全统计表

Please complete the audit by **October 31st, 2018**

请在10月31日前完成您的年度安全统计表

Thank you for your cooperation!

多谢您的合作与支持！