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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, SEPTEMBER 18, 2018**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, September 18th, 2018 at Centrepoint, in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:45 pm, by Nick Canosa, the Strata Council President.

B. CALLING OF THE ROLL

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

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Carlos Lau and seconded by Jeff Leong, 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 Tuesday, August 21st, 2018, be APPROVED as distributed.

E. CARETAKER'S REPORT

- The caretaker is on vacation; therefore, there was not a report.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Treasurer, Bruce Partridge, reported that he was still reviewing the Financial Statements for the months of July and August 2018; therefore, the Treasurer's Report was tabled until the next Strata Council meeting.

The Strata Council appointed Bruce Partridge, Nick Canosa and Geoffrey Rosen to be signing authorities on the Strata Corporation's account at Coast Capital for the Mortgage.

Arrears:

Management reported that there are eight (8) 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

- Management reported that Air-Vac was on-site September 17th, 2018, for dryer duct cleaning. They reported that thirteen (13) units did not make their suite available. Those units will be inspected during the spring dryer exhaust vent cleaning.

Council asked if Air-Vac completed cleaning the outside vents. Management will follow up with Air-Vac.

- Waste Control Services, the building's waste management service provider, confirmed that the building's trash and mixed containers is collected Monday and Thursday, cardboard is collected on Monday, Wednesday and Friday. Glass is collected on Thursday and organics is collected on Friday.
- Management was informed that several of the LED fixtures in the building's common areas had failed. Radiance Energy, the vendor responsible for installing the fixtures, has been informed. They will be replacing the fixtures at no cost to the Strata Corporation, as they are under warranty.
- The Strata Council discussed electric vehicle charging stations. They asked Management to determine the feasibility of the Strata Corporation installing an electric conduit that runs through the parkade, which residents could tie into if they desire to install an electric vehicle charging stations in their individual parking stall.
- The Strata Council decided to defer the fall power washing of the parkade until April 2019.
- The building's common area carpets and floors will be scheduled to be cleaned in October 2018. Please watch for notices.
- Management discussed with the Strata Council the sixth floor common area deck. The vendors contacted, indicated that some of the wooden deck boards needed to be replaced. The cost will depend on the scope of replacement. The estimates to replace the damaged boards and to re-stain the deck are \$3,000.00 to \$5,000.00. The Strata Council asked Management to incorporate this cost into the budget for the next fiscal year.
- The Strata Council asked Management to investigate the cost to extend the atrium on the sixth floor common area deck, to have more covered area.

- Management reported that another plumbing riser, the one for the 07 suites, between the 17th and 20th floors, has begun to fail. The Strata Council is investigating options to replace this copper line.
- A resident reported that their in-suite water shut off valve was leaking, and that they were making arrangements to repair their suite.

As a reminder to residents, the in-suite shut off valves are an Owner's responsibility to repair and maintain, as it only services one suite. If an Owner needs to repair the in-suite shut off valve, they are required to contact Management and arrange for the building's water to be turned off, to allow for the repair.

2. Security

- There were not any security incidents of note since the last Strata Council meeting.

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.

3. Project Reports - 2018

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

4. Correspondence and Appeals

- Management reported that eight (8) fines had been issued for garage gate violations in the month of August.
- A resident appealed a fine that they had received for walking through a garage gate. They explained that they did not have a sufficient number of FOBS for their unit. After careful deliberation, the Strata Corporation denied the appeal on the grounds that pedestrian door can always be walked through from the residential parkade into the commercial area.

H. UNFINISHED BUSINESS

1. Eyebrow Warranty Issue

- Management reported that they are still waiting for a response from Traveller's Warranty, regarding the independent Engineer's Report on the eyebrow failure issue on the exterior edges of some of the building's balconies.

2. In-Suite Hose Replacement

- Management reported that the project is scheduled to be completed by the end of October 2018.

3. Exterior Eyebrow Repair (Summer 2018)

- XTR Building Services is currently doing the exterior eyebrow repair and re-coat. They reported that the project is 75.0% complete, and they expect to have the project completed by the end of September 2018.

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.centrepoinstrata.com/audit.html.

J. NEW BUSINESS

- There was no new business to transact.

K. NEXT MEETING

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

**Tuesday, October 23rd, 2018
at 6:30 – 8:30pm
in the Amenity Room.**

L. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 7:43pm.

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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