



NOTICE

STRATA CORPORATION INSURANCE INCREASE

EFFECTIVE IMMEDIATELY

Due to the large amount of insurance loss dollars paid out by insurance companies, the Strata Corporation's insurance's deductibles are being increased to the following amounts;

The all-risk base deductible for the building is now **\$10,000.00**, it was \$5,000.00.

The water damage deductible is now **\$75,000.00**, it was \$25,000.00.

As a point of reference - the Strata's losses in the last 5 years **was \$432,103.99**

The Strata Council highly recommends that owners contact their insurance brokers and adjust their homeowner insurance deductibles.

Any questions, please call Quay Pacific Property Management Ltd. At 604-685-8830 or email vancouver@quaypacific.com

Your Strata Council



NOTICE

建筑物保险

由于保险公司在小区物业业务层面支付的大量赔付，直接影响到了公寓大楼保险的续保。保险公司大幅增加了小区物业业务的免赔额度(Deductible)，而那些少量仍在撰写小区物业业务的公司的保险费用也同时大幅增加。

整体建筑的全风险基数免赔额度(Deductible) - 从 \$5,000.00 增加至 \$10,000.00 元。

水险的免赔额度(Deductible) - 从\$25,000.00 元增加至\$75,000.00 元。

作为参考，小区物业在过去的保险赔付支出高达**\$432,103.99** 元。

业主委员在此强烈建议各位业主立即联系您的个人保险经纪，并根据新的免赔额度（Deductible）调整您的个人保险，以避免您的个人损失。

如您有任何疑问请联系 Quay Pacific Property Management Ltd. 电话： 604-685-8830 或电邮 vancouver@quaypacific.com

Your Strata Council



Residential Strata Program Summary of Coverages - Strata Plan BCS3037

Insured	The Owners of Strata Plan BCS3037, Centre Point Quay Pacific Property Management Ltd. and National Pacific Real Estate Services Inc.	Property Policy Number: CMWM1215
Policy Period	From: April 19, 2019 To: April 19, 2020	Effective April 30, 2019
Location(s)	4808 Hazel Street, Burnaby, BC V5H 0A2 4818, 4828, 4838, 4848, 4858, 4868 Hazel Street, Burnaby, BC V5H 4T3	

Description of Coverages	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form CMWM-JANUARY-01-2017, Appraisal: Apr 1, 2019, Year of Cycle: 3	\$ 82,724,400.	See Below
John Deere Tractor and Blade	\$ 14,066.	
Business Interruption – 18 Months Indemnity Period	\$ 31,000.	
Earthquake – Annual Aggregate – Extended Replacement Cost Applies	\$ 82,769,466.	
Flood – Annual Aggregate – Extended Replacement Cost Applies	\$ 82,769,466.	
Blanket Glass		Included
Equipment Breakdown - By-laws Included	\$ 82,724,400.	\$1,000.
John Deere Tractor and Blade	\$ 14,066.	
Business Interruption - Loss of Profits (Gross Rentals)	\$ 31,000.	
Included - Debris Removal, \$500,000. Ammonia Contamination, \$500,000. Hazardous Substances, \$1,000,000. Expediting Expense, \$500,000. Water Damage, \$250,000. Extra Expense, \$100,000. Service Interruption		Included
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 50,000.	
Tenants' Legal Liability – Any One Premises	\$ 500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$ 50,000.	
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$ 10,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made		Included Nil
Discrimination Defense Costs		Included
Employment Practices Liability		Included
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery	\$ 5,000.	Nil
Employee Dishonesty, Coverage – Form A	\$ 30,000.	Nil
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	
Terrorism and Sabotage Coverage	\$ 500,000.	\$2,500
Volunteer Accident Coverage	\$ 100,000.	7 Day Waiting Period
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Intellect Privacy & Data Breach		Nil.
Liability	\$ 50,000.	
Expense	\$ 10,000.	
Earthquake Deductible Buy-Down Coverage – Annual Aggregate		Not Covered

Platinum Legal Services Retainer Contract	Aggregate Fees Cap per Legal Proceeding
Per Claim – \$1,500,000 Term Aggregate	\$1,000,000.

Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract.

Premium is fully earned.

Deductibles – Property

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ▪ All Losses \$10,000 except: ▪ Water Damage \$75,000 ▪ Sewer Back-up \$75,000 | <ul style="list-style-type: none"> ▪ Flood \$25,000 ▪ Earthquake 15%, minimum \$250,000 ▪ Residential Glass Breakage \$500 | <ul style="list-style-type: none"> ▪ Master Key Coverage \$500 ▪ Lock and Key Coverage \$250 ▪ Illegal Drug Activity \$50,000 |
|--|---|--|

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws.
- Co-insurance Basis – Stated Amount
- Extended Replacement Cost –30% Subject to an appraisal being filed with the insurers and dated within 12 months prior to the effective date of the policy.
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Conditions – General Liability

- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

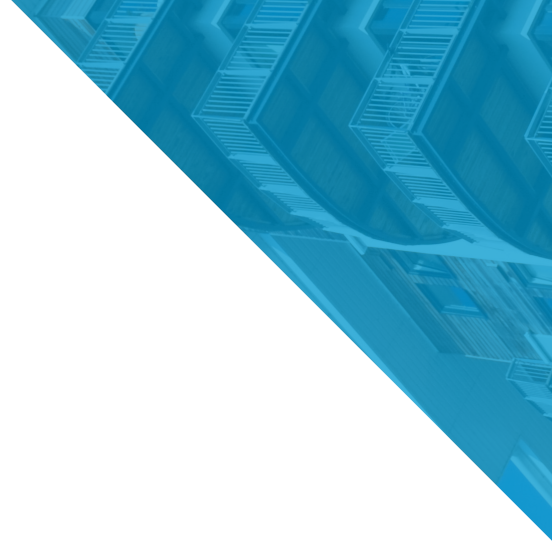
E&OE This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.

With decades of experience,
CapriCMW is your industry
leader in insurance and risk
solutions for condominium
and strata properties.

**Your CapriCMW Risk Advisor
is your business partner,
today and tomorrow.**



Quick Tips: How to Prevent Claims



Contact Us:

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Burnaby, BC V5C 0J3

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capricmw.ca





Water

Toilet Overflow & Sewer Backup

- Do not use the toilet as a garbage disposal.
- If your toilet is plugged, immediately shut off the water at the valve located behind the toilet to prevent and reduce overflow damages.
- Do not mix and blend various drain cleaners to clear a clog as this can worsen the issue.
- A simple plunger should clear any clogged toilet. To properly plunge a toilet, you need some water in the toilet bowl to create the suction required to dislodge the clog.
- If a plunger does not work, call a plumber.

Sprinklers

- Never hang anything from any part of a fire sprinkler system.
- Watch for sprinkler heads when moving furniture and other items.
- Never paint any fire sprinkler heads.
- Always report damage to any part of a sprinkler system immediately.
- Learn where the water shut-off valve is in your unit and allow for easy access.



Washing Machine

- Always empty pockets before washing.
- Never leave your dishwasher unattended while it is operating. It is important that you can react quickly to any problems that might occur.
- Front loading washing machines need more maintenance. Avoid scum buildup by wiping down the interior of the door and the rubber baffle lining the door.
- Front load machines also need a monthly cleaning cycle. Read your owner's manual for details.
- Only use high efficiency (H.E.) laundry soaps prescribed for use in your front load washer.
- Measure and use the recommended level of detergent. Too much will produce mechanical problems and cause leaks.
- Check the water supply hoses regularly for deterioration.
- If your machine is making abnormal noise during a wash cycle, stop the machine and call a repair service.
- Turn off water sources when the machine is not in use.
- Learn where the water shut-off valve is in your unit and allow for easy access.



Dishwashers

- Ensure there are no foreign objects placed in the washer such as tooth picks, olive pits, bones, etc.
- Always scrape your dishes before loading them into the machine, even if your model indicates otherwise. This will prevent clogs.
- As your machine ages, inspect the door seal for deterioration and damage. Replace as required.
- If your machine is making abnormal noise during a wash cycle, stop the machine and call a repair service.
- Never leave your dishwasher unattended while it is operating. It is important that you can react quickly to any problems that might occur.
- Learn where the water shut-off valve is in your unit and allow for easy access.



Fire

- Never leave cooking food unattended.
- Unplug appliances when they are not in use.
- Never leave burning candles unattended. Place candles in holders on stable surfaces away from children, pets and flammable materials.
- Check smoke alarms at least twice per year and change the batteries.
- Never paint any fire sprinklers or stack items close to fire sprinklers (leave at least 18 inches below fire sprinkler heads).
- Ensure the dryer vents are cleaned between cycles and the exhaust fan is checked annually.



www.centrepointstrata.com
**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, APRIL 16, 2019**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, April 16th, 2019, at Centrepoint, in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:30 pm, by Nick Canosa, the Strata Council President.

B. CALLING OF THE ROLL

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

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Carlos Lau and seconded by Earl Joseph Leclere, 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 Earl Joseph Leclere, it was RESOLVED that the minutes from the previous Strata Council meeting held on Tuesday, March 12th, 2019, be APPROVED as distributed.

E. CARETAKER'S REPORT

- There is currently no Resident Manager working in the building, as Joseph Coutu is no longer an employee of the State Corporation. The Strata Corporation has found a suitable candidate and intends to extend an offer of employment and determine the candidates start date – with the ideal start date being May 1st, 2019. In the meantime, Odette, from Pacifico Cleaning, is filling in as the Building Manager during the week and is providing cleaning services seven days a week.

Building Manager Services will be available: Monday through Friday from 8:00 am to Noon.

- The Strata Council discussed that one of the Council members discovered that one of the residents had been leaving household garbage in the garbage cans on the fifth floor. The Council member approached the resident and asked them to please stop.

The Strata Corporation would like to remind residents not to leave household garbage anywhere else other than the proper containers in the building's garbage room.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Treasurer, Bruce Partridge, reported that he had reviewed the January and February 2019, financial statements and had found them to be in good order.

Upon a MOTION duly made by Bruce Partridge and seconded by Carlos Lau, it was RESOLVED that the Financial Statements for the months of January and February 2019, be APPROVED as reviewed.

Arrears:

Management reported that there are eleven (11) 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. One of the owners advised that they will be bringing their account up to date, as their unit has been put into foreclosure.

G. REPORTS

1. Management

- Management has scheduled the annual dryer vent cleaning for May 6th – May 8th, 2019. Please watch for notices.
- A considerable number of residents have reported that there is efflorescence dripping onto their vehicles. Management has arranged for a vendor to inject epoxy into the ceiling cracks, the source of the leaks to stop the leaks.
- Management reported that there was a water loss in one of the townhouses, due to a hose bib failing. The repairs to the townhouse are now underway.
- Management reported that suites which were unavailable for the annual fire inspection will be inspected on May 8th, 2019. Please watch for notices.
- The Strata Corporation received a request from an owner for an electric-vehicle charging station option. The Council instructed Management to contact the owner and ask if they knew what the monthly consumption of power would be.
- The Strata Council reported that they have a tenant for suite 302, the suite is owned by the Strata.
- Management reported that the building's insurance is up for renewal on May 19th, 2019. According to the insurance brokers that provided quotes on the building's insurance - this had been a challenging year for insurance renewals. The estimated cost to renew the building's insurance is \$133,000.00, which is \$3,000.00 over budget. The Strata Corporation's water damage deductible will be **\$75,000.00**, due to the Strata Corporation having approximately **\$500,000.00** in water losses over the past five years, which has caused the insurance companies to raise the deductibles and the premiums.

The Strata Corporation highly recommends that owners immediately contact their insurance brokers and have them adjust their homeowner's insurance to reflect the new deductibles, as they are personally liable for the deductible if the cause of the loss is from their suite.

2. Security

- There have been no significant security incidents since the last Strata Council meeting.
- The Strata Corporation levied eight (8) fines against strata lots for the residents who violated the 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.

Centrepont Residents - please be reminded to wait for the garage gate or front door to close completely 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.

- Management presented to the Council, for their review, two quotes on upgrading the building's access control system. The Council chose to proceed with the quote from PGA of BC, at a cost of \$26,000.00 plus taxes. Please watch for notices for access control upgrades.

Once the upgrade is complete, there will be a one for one swap of registered fobs; however, owners will need to provide their current fobs to the Strata Corporation to receive the replacement fobs. Please note that the new fobs are encrypted and will not be able to be cloned.

3. Project Reports - 2019

- There are no projects scheduled at this time.

4. Correspondence and Appeals

- The Strata Corporation received a request from an owner to put free weights into the recreational area. The Strata Council noted that at one time there were free weights in the gym; however, the Strata Corporation received a considerable number of noise complaints due to the residents dropping the weights. The Strata Corporation will check to see if the weights are still available.
- The Strata Corporation received an appeal for fines received for allegedly violating the garage gate security by-law.

The Strata Council directed Management to send the video footage of the incident to the resident.

- The Strata Corporation received another appeal from a resident for allegedly violating the Strata Corporation's garage gate security by-law. The resident stated that they had not waited for the garage gate to fully close due to a personal emergency.

After careful deliberation, the Strata Council agreed to reduce the fines down to a warning.

- The Strata Corporation issued appropriate letters to those residents whose vehicles were not insured, as required by Strata Corporation by-law 1 (10)(11), which states;

1. Parking

10. A resident must not store an uninsured vehicle on the common, limited common property, or on land that is a common asset.

11. A resident storing a vehicle must provide proof of valid insurance to the strata corporation on the commencement date of the storage, and also be displayed on the vehicle.

- The Strata Corporation received complaints from residents of excessive noise coming from neighbouring units. The Strata Corporation issued appropriate letters to the offending units.

H. UNFINISHED BUSINESS

1. Annual Security Audit 2018

- **Management, as requested by the Strata Corporation, sent a letter to Owners who have not submitted their security audits, informing them that as they have not provided their security audits by the end of December 2018, the Strata Corporation will be levying a fine of \$200.00 per month, until such time as the security audit has been submitted.**

The security audit can be found at www.centrepoinstrata.com/audit.html

I. NEW BUSINESS

- There was no new business to discuss.

J. NEXT MEETING

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

**Tuesday, May 14th, 2019
at 6:30 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 7:30 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:



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

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