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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, JUNE 11, 2019**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, June 11th, 2019, at Centrepoint, in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:33 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, Raymond Lee and Jeff Leong. Management was represented by Geoffrey Rosen. The Resident Manager, Juan Lara, was also present.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Carlos Lau and seconded by Bruce Partridge, 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, May 14th, 2019, be APPROVED as distributed.

E. CARETAKER'S REPORT

- Across Town Plumbing was on site.
- Friday, May 31st, 2019 - first day as the Resident Manager. Geoffrey Rosen, the Strata Manager, gave Juan a tour of the building to identify all the areas and responsibilities.
- The Resident Manager verified that the locks on a storage locker functioned correctly.
- On June 1st, 2019, the Resident Manager assisted with a move-out. The Strata Council President, Nick Canosa helped the Resident Manager, as this was their first move out.
- On June 1st, 2019, at 10:34 pm, the Resident Manager was made aware of the main parkade gate being stuck. High Volt Electric, the building's parkade gate vendor, attended the problem and discovered that a pin was broken. The pin was replaced, and the gate was fully functional by 12:35 am.

- On June 6th, 2019, PGA Systems was onsite to install the keyscan in the office.
- The Resident Manager attended to a leak in a suite. It was discovered that a faucet had failed due to normal wear and tear. As the faucet is an in-suite and therefore, the owner's responsibility, the Resident Manager recommended that the owner call a plumber to repair the faucet.
- The Resident Manager replaced and updated the notices in the amenity room
- Replaced the hose reel in the washing bay on the P5 level (Car Wash).
- On June 6th, 2019, the Strata Corporation started to exchange fobs on a one to one basis for all the owners and tenants. Thus far, only 52 people have exchanged their fobs.
- The Resident Manager provided Management with a report of all vehicles in the parkade which did not have valid road or storage insurance.
- High Volt Electric was onsite to do scheduled maintenance to all of the parkade gates and replaced a hose on gate number 4
- Checked and adjusted the pressure in the water features and cleaned its surface.

OTHER

- The Resident Manager reported that he had received complaints from several residents that they were having problems with their enterphone not working. The Strata Corporation suspects that technicians from Shaw and Telus are disconnecting the wires for the enterphone when installing their services to those suites. The Strata Council asked Management to investigate further.
- The Resident Manager requested the purchase of a wet vac to clean the building's water features.
- **Residents – Please be reminded that according to the Strata Corporation by-laws, only propane or electricity powered barbecues may be used on your patios/balconies, please refer to the by-law listed below.**

34 (c) use, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a patio, balcony, terrace or roof terrace unless such barbecue, hibachi or cooking device is powered by propane or electricity and such propane or electricity powered barbecues, hibachis and other light cooking devices will not be used except in accordance with rules and regulations made by the strata corporation from time to time;

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Treasurer, Bruce Partridge, reported that he had reviewed the financial statements for the month of April 2019 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 month of April 2019 be APPROVED as reviewed.

Arrears:

Management reported that there are thirteen (13) 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. The owner, whom the Strata Corporation had begun foreclosure proceedings, has paid their outstanding strata fees, fines and interest to the Strata Corporation's lawyers – bringing their account up to date.

G. REPORTS

1. Management

- Management reported that a resident is storing their bicycle in their parking stall – in violation of the Strata Corporation by-laws and the City of Burnaby's Fire Code. Management will follow up with the resident and remind them that bicycles are to be stored in the bicycle storage area.
- Management reported that they had scheduled the power washing of the parkade for June 17th – 19th, 2019. Please watch for notices, and remove your vehicle from the parkade on the day indicated in the notice, to allow your stall to be cleaned.
- Canada Post requested permission from the Strata Corporation to install a second parcel locker in the lobby. After a brief discussion, the Strata Council approved their request.
- Management presented a proposal from MaxTV to install flat screen televisions in the elevator lobbies. The televisions will feature advertising and notices for the Strata Corporation. The Strata Council approved the proposal.
- The repairs to the building's parkade have been completed, in the four parking stalls that reported a water ingress.

2. Security

- There have been no significant security incidents since the last Strata Council meeting.
- Since the last Strata Council Meeting, the Strata Corporation has levied seven (7) fines against strata lots whose residents violated 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.

- On July 8th, 2019, PGA Systems Ltd, the vendor chosen to upgrade the access control system, will install the new access readers.

Prior to the upgrade of the access control installation, there will be a one for one distribution 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. Residents will be able to exchange registered fobs after July 8th, 2019.

3. Project Reports - 2019

- There are no projects scheduled at this time.

4. Correspondence and Appeals

- An email was received from an owner who wished to appeal the fines that they received for allegedly creating excessive noise.

After careful deliberation, the Strata Council agreed to remove the fines.

H. UNFINISHED BUSINESS

1. Building Insurance

- Management informed the Strata Council that the building's insurance policy was renewed on April 19, 2019. The new policy contains significant changes from the previous year's policy: The all-risk base deductible for the building is now \$10,000.00, increased from \$5,000.00. The water damage deductible is now \$75,000.00, increased from \$25,000.00.

Management explained that the increases are attributed to 1) the dollar losses paid out by insurance companies across the entire Strata class of business, and 2) the ongoing reduction in insurance companies willing to offer Strata insurance. Management had approached several brokers for quotes before the renewal, and the terms which were used on the renewal were the best available.

The Strata Corporation strongly recommends each Owner contact their insurance broker to discuss the deductible changes to the Strata Corporation's insurance policy. Be reminded that an Owner is liable for up to the building's insurance deductible if the insurance incident originates in the Owner's strata lot.

1. Annual Security Audit 2019

- The annual security audit will be from September to November 2019. Due to the upgrades to the access control system, residents will not be required to register their fobs; however, they will be required to provide name, address (if the owner is a non-resident), phone numbers, email addresses, vehicles make, model, colour and license plate number, storage and parking stall numbers, and pet registry.

I. NEW BUSINESS

1. Rental Unit – 201

- Management reported that they are still seeking a tenant for unit 201 (owned by the Strata Corporation). The Strata Council informed Management that they may have found a tenant and will get back to Management.

J. NEXT MEETING

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

**Tuesday, July 16th, 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 7:35 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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