



www.centrepoinstrata.com
**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, MAY 14th, 2019**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, May 14th, 2019, at Centrepoin, in the Amenity Room, 4808 Hazel Street, Burnaby, BC.

A. CALL TO ORDER

The Meeting was called to order at 6:40 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 and Jeff Leong, with regrets from Raymond Lee. Management was represented by Geoffrey Rosen.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Earl Joseph Leclere 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 Earl Joseph Leclere and seconded by Carlos Lau, 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

- The Strata Corporation has hired a new Resident Manager, Juan Lara, who will begin work on June 1st, 2019. He will have a 3-month probation period to ensure that he is a good fit for Centrepoin. He has previous experience working in similar-sized buildings.
- Management reported that Pacifico, the building's janitorial service provider, cleaned the carpets and floors in the common lobbies and hallway carpets in May.
- The Strata Corporation would like to remind residents not to leave household garbage anywhere else other than in the proper containers in the building's garbage room.
- The water feature at the front entrance of the building was turned on for the season after a number of minor repairs and repainting were completed, and the pond was re-painted blue.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

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

Upon a MOTION duly made by Bruce Partridge and seconded by Earl Joseph Leclere, it was RESOLVED that the financial statements for the month of March 2019 be APPROVED as reviewed.

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 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

- A-1 Fire Supplies Ltd., was on-site May 8th, 2019, to inspect the suites whose owners did not provide access to the inspectors during the initial inspection. It was reported that nine (9) owners did not provide access to their suites for the second inspection. The Strata Corporation will schedule a third attempt – a locksmith will be present to provide access if an owner does not provide access to their suite.

The Strata Corporation wishes to remind owners that they are obligated by the Strata Corporation by-laws and the City of Burnaby Fire Code to provide access for the annual fire inspection.

Please note that the in-suite smoke detectors are the owner's to replace or maintain, as they are not connected to the central fire panel. If in-suite smoke detectors fail or have expired, it is the owner's responsibility to replace them, at the owner's cost.

- Management reported that they 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.
- The resident gate broke down on April 18th, 2019 and was repaired.
- The failed LED fixture in the main lobby was replaced by Radiance Energy, the company that installed the LED lights into the building, at no cost to Centrepoint.
- Management reported that there are a number of minor mechanical system repairs recommended by Haakon the strata's mechanical vendor, they are being investigated before being approved.

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 eight (8) 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 Centrepoint.

Centrepoint 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 reported to the Council that the upgrade for the access control system was ordered. PGA Systems Ltd, the vendor chosen to upgrade the access control system, plans to begin the installation in June.

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.

3. Project Reports - 2019

- There are no projects scheduled at this time.

4. Correspondence and Appeals

- An owner met with the Council to appeal their alleged garage gate bylaw violation. After reviewing the video footage with the owner, it was determined that the owner had failed to wait for the gate to fully close. The owner accepted fault; however, they asked for a reduction in the fine, as this was their first incident, after having lived at the building for several years. The Strata council agreed to reduce the fine.
- An owner emailed an appeal for a noise bylaw violation. The Strata Council reviewed the details and agreed, due to the circumstances, to reduce the fine to a warning.
- There was a letter from an owner whose dryer vent had failed. The owner asked if the Strata Corporation would contribute to the purchase of a new ventless dryer. The Strata Council instructed Management to inform the Owner that the request was declined, as this was an original warranty item and not the responsibility of the Strata Corporation and it was not reported during the deficiency period.

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

1. Building Insurance

- The annual April 19, 2019, Insurance Renewal is reflecting a large number of loss dollars paid out by insurance companies on the Strata class of business. The Insurance Companies are responding with ***SIGNIFICANT*** increases in deductibles, and substantial increases in premiums, for those companies still writing Strata business, and that number is now much smaller. The Management Company, on behalf of the Strata Corporation, approached several brokers and after much difficult discussion, the Strata Corporation's deductibles are as follows;

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, due to the Strata Corporation having approximately \$500,000.00 in water losses over the past five years.

The cost to renew the building's insurance is \$133,000.00, which is \$3,000.00 over budget.

The Strata Corporation highly recommends that owners immediately contact their insurance brokers and have them adjust their insurance to the new deductibles, as you are personally liable up to the deductible amount if the loss emanates from your suite.

J. NEXT MEETING

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

**Tuesday, June 11th, 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 8:15 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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