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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, JANUARY 7, 2020**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, January 7th, 2020, 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 Bruce Partridge, the Strata Council Treasurer.

B. CALLING OF THE ROLL

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

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Raymond Lee 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 Earl Joseph Leclere and seconded by Mehran Shekahi, it was RESOLVED that the minutes from the previous Strata Council meeting held on Thursday, November 14th, 2019, be APPROVED as distributed.

E. CARETAKER'S REPORT

- The Resident Manager presented his report to the Strata Council for their review.
- The Resident Manager informed the Council that several owners reported that their in-suite manifolds developed minor leaks, due to age and possible poor installation during the building's construction, which the Strata Corporation had repaired.

The Strata Corporation would like to inform residents that the Resident Manager will require access to all units to determine which units need to have their in-suite manifolds repaired.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS, ARREARS AND PROPOSED 2020 BUDGET

The Treasurer, Bruce Partridge, reported that he had reviewed the financial statements for the months of June to December 2019 and had found them to be in good order.

Arrears:

Management reported that there are six (6) 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.

Proposed 2020 Budget:

The Treasurer, Bruce Partridge, reviewed the proposed 2020 budget line by line with the Strata Council, noting that the budget initially incorporated a 4.00% increase in Strata Fees due to the building's insurance premium increasing. However, Management reported that the building's insurance broker recommended the Strata Corporation budget for a 25.0% increase in the building's insurance premium, due to a further hardening of the condominium insurance market. After a thorough discussion, the Strata Council decide to propose an increase in the Strata's contribution to the Contingency Reserve Fund to 10.00% for the Depreciation Study funding recommendation.

The Strata Council decided to propose a 10.00% increase in Strata Fees to account for the Depreciation Study funding and the increase in the building's insurance premium.

G. REPORTS

1. Management

- Management reported that they had received the building's annual insurance appraisal. The building now has a replacement construction value of \$84,000,000.000, not including land.
- The Strata Corporation purchased a small power washer on sale for \$112.00 for the Resident Manager to use to clean the common outdoor areas.
- Management reported that on December 19th, 2019, one of the elevators broke down due to one of the elevator brackets failing. ThyssenKrupp, the building's elevator maintenance contractor, came onsite and repaired the bracket and brought the elevator back online on December 20th, 2019.
- Management reported that the Atlas Anchor Systems (B.C.) Ltd. was onsite in November 2019 to perform the annual inspection on the building's roof anchors and had found them to be in good working order.
- Orkin, the building's pest control vendor, reported that there continues to be activity at the pest control stations.
- **Residents, please be reminded to run your fans when cooking or showering and maintain the temperature in your suite between 18.0°C and 24.0°C, to prevent the build-up of condensation in your suite.**
- **Owners, please be reminded that if you desire to renovate your unit, you must first submit a completed and signed indemnity agreement to the Strata Corporation. Agreements are available from Management via email at vancouver@quaypacific.com.**

- A resident on the 29th floor reported that they hear a humming noise in their unit. The Strata Corporation is currently investigating the source of the sound.
- Management reported that the three cold-water booster pumps for the building require a significant amount of repair and that at the direction of the Strata Council, they had obtained a quote of \$15,000.00 to repair the pumps. The Strata Council directed Management to obtain further quotes to ensure that the Strata Corporation receives the best quote.

The vendor who provided the quote recommended that the Strata Corporation replace and upgrade the booster pumps. After a discussion, the Strata Council decided to table this option.

- **Residents are reminded that they need to ensure that they are storing their items in the correct storage locker. If residents are found to be storing items in the wrong storage locker, they will be given seven days to remove their items from the storage locker. After that time, the Strata Corporation will remove the items from the locker and chargeback the removal costs to the offending unit.**

2. Security

- There have not been any security incidents since the last Strata Council meeting.
- Since the last Strata Council Meeting, the Strata Corporation levied twelve (12) fines for December 2019, 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.

3. Project Reports

- There are no projects scheduled at this time.

4. Correspondence and Appeals

- The Strata Corporation received an appeal from an owner regarding fines that they had received for allegedly not stopping and waiting for the parkade gate to fully close before proceeding to their destination; however, the resident did not come to the Council Meeting; therefore, the item was tabled.
- The Strata Corporation received complaints from residents regarding excessive noise being created in neighbouring units. The Strata Corporation issued appropriate letters to the residents of the offending units.

H. UNFINISHED BUSINESS

1. Building Insurance

- In review, Management had informed the Strata Council that the building's insurance policy was renewed, as directed by the Council, 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.

As a point of reference, the Strata's losses in the last five years were **\$432,103.99**.

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 also explained that as instructed by the Strata Council, several brokers were approached for quotes before the Strata Corporation's building insurance policy was renewed. **The Strata Corporation strongly recommends each Owner contact their insurance broker to discuss the above 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.

IMPORTANT INFORMATION – the Strata Corporation's insurance broker CapriCMW has been able to negotiate excess insurance coverage for individual unit owners, which would pay the difference between the owner's insurance policy coverage for water damage and the strata corporation's new water damage deductible of \$75,000.00

2. Annual Security Audit 2019

- The annual security audit was due October 31st, 2019. On November 15th, 2019, the Strata Corporation sent warning letters to those residents who did not submit their audit by the deadline, informing them that if they did not submit their audit by December 20th, 2019, the Strata Corporation will begin to levy fines of up to \$200.00 every seven days and will deactivate all fobs registered to the suite, as allowed under the Strata Corporation by-laws. Thirty-three owners did not submit their security audit by December 20th, 2019.

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

I. NEW BUSINESS

1. Annual General Meeting (2020)

- The Strata Corporation's Annual General Meeting has been tentatively scheduled for February 13th, 2019, with registration beginning at 6:00 pm and the meeting commencing at 6:30 pm. The location will be the Holiday Express – Metrotown (4405 Central Blvd, Burnaby, BC V5H 4M3). Invitations will be sent under separate cover.

2. Eyebrow Remediation

- The Strata Council will be proposing a Special Levy of \$120,000.00 to the owners at the upcoming Annual General Meeting to pay for the eyebrow remediation on the north elevation of the building.

3. Re-Pipe Quote Review

- Due to the ongoing issues with pipes failing in the building, the Strata Council will propose a Special Levy in the amount of \$700,000.00 to the owners at the upcoming Annual General Meeting, to re-pipe the building. At the time of the Strata Council Meeting, Management had obtained one quote from Brighter Mechanical, with more quotes being obtained if the Special Levy passes.

4. Electric Vehicle (EV) Charging Station

- The Strata Council will propose at the upcoming Annual General Meeting, a Special Levy, to install EV Charging Stations in the visitor parking lot.

J. NEXT MEETING

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

Thursday, February 13th, 2020
Registration: 6:00 pm
Commencement” 6:30 pm
Location: Holiday Express – Metrotown
South Fraser Room
4405 Central Blvd, Burnaby, BC V5H 4M3
(Invitations will be sent under separate cover)

K. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 8:00 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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