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**THE OWNERS, STRATA PLAN BCS 3037  
STRATA COUNCIL MEETING MINUTES  
TUESDAY, JULY 21, 2020**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, July 21, 2020, at Centrepoint, in the Amenity Room, 4808 Hazel Street, Burnaby, B.C.

**A. CALL TO ORDER**

The meeting was called to order at 6:05 pm, by the Strata President, Nick Canosa.

**B. CALLING OF THE ROLL**

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

**C. APPROVAL OF THE AGENDA**

Upon a MOTION duly made by Earl Joseph Leclere and seconded by Jason Wang, 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 Mehran (Michael) Shekahi and seconded by Jason Wang, it was RESOLVED that the minutes from the previous Strata Council meetings held on Monday, June 15, 2020, be APPROVED as distributed.

**E. CARETAKER REPORT**

The Resident Manager presented his report to the Strata Council for their review.

**TRADES**

**Abrahams Home Improvement & Contracting**

- June 9, 2020: Onsite to finish repairs to hallways on floors 26 and 33 on walls and ceilings.

**Airstream Heating**

- June 2, 2020: Onsite to review and try to find the problem with the pump.
- June 3, 2020: Onsite to continue verifying the new pump due to very high noise.
- June 24, 2020: Onsite to review one more time the new pump and try to find the source of the noise.

### **Air-Vac Services Ltd.**

- June 17, 2020: Onsite to review the dryer exhaust system and make cleaning and inspection in unit# 2008

### **Better Lock Group**

- June 17, 2020: Onsite to install the acrylic caps on the ducts where the Jets are located at the fountain.

### **FibreStream**

- June 1, 2020: Onsite to inspect the Manager's Office internet connection line.
- June 2, 2020: Onsite to activate the internet and telephone connection with them.

### **High Volt Electric**

- June 17, 2020: Onsite to perform scheduled maintenance on access gates in Parking Lot (Lubrication and replacement parts).

### **John's Glass Ltd.**

- June 10, 2020: Onsite to check the balcony door of unit # 1708.

### **Orkin Pest Control**

- June 10, 2020: Onsite to perform scheduled maintenance in traps in the building.

### **Pacifico Cleaning Services**

- June 22, 2020: Onsite to Sanitize the Gym and leave it ready for re-opening. They are sanitizing the gym daily.

### **PGA Systems Ltd.**

- June 17, 2020: Onsite to repair issues on the intercom system in units # 805 and #503.

### **Power-West Industries Ltd.**

- June 18, 2020: Onsite to perform annual maintenance and service to the Power Generator.

### **Pumphouse Fitness**

- June 5, 2020: Onsite to perform scheduled maintenance to the Gym equipment.

### **ThyssenKrupp**

- June 17, 2020: Onsite to do maintenance and service support in the elevator issue, released one person, and repair the elevator.

### **Vancouver Pacific Plumbing**

- June 15, 2020: Onsite to inspect units #2008 and #2108 to find the source of the water leak in unit 2008.

### **OTHER**

- The Resident Manager reported that there had been four false fire alarms that originated from the commercial area. The commercial area owner is investigating options to prevent further false fire alarms from occurring.
- Resident Manager and the cleaners have been dedicating extra time to cleaning the high touch areas (e.g., door handles).

## F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Treasurer, Bruce Partridge, was unable to attend the meeting; therefore, the Treasurer's Report was tabled until the next Strata Council meeting.

### *Arrears:*

Management reported that there are five (5) owners in arrears for their Strata Fees. Management, on behalf of the Strata Corporation, 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 B.C and the Strata Corporation's by-laws. 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 as follows;

- Management presented a quote of \$16,000.00 to replace another booster pump for the domestic cold-water system, located in the parkade. The Strata Council approved the quote and directed Management to proceed with the work.
- Management presented a quote of \$6,000.00 to augur the horizontal drain lines. The Strata Council asked Management to arrange for the horizontal drain lines for the lower units augured to ensure that there are no issues with water backing up into kitchen sinks.
- The Strata Council asked Management to reschedule Air-Vac Services Ltd. to perform the annual dryer vent cleaning in September.
- Management informed Council that they scheduled the parkade to be power washed September 30 to October 1, 2020. The sump is expected to be cleaned the following day.

### 2. Security

- There have not been any significant incidents since the last Strata Council meeting.
- Since the last Strata Council Meeting, the Strata Corporation levied seven (7) fines during June 2020, 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 entirely 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.**

**Centrepoint Residents – The Strata Corporation highly encourages you not to leave anything of value in your vehicles, and if you see anything suspicious, please immediately report it to the caretaker.**

### **3. Project Reports**

- At the time of the meeting, there were not any projects to discuss.

### **4. Correspondence and Appeals**

- The Strata Corporation received two appeals from residents who received fines for allegedly violating the Strata Corporation by-laws by not allowing the parkade gate to close completely before proceeding to their destination.

After careful consideration of both appeals, the Strata Council chose to reduce the fines to warnings.

- The Strata Corporation has received complaints from residents who reside on the top floor that they can hear a chopping noise. The Strata Corporation had sent out notifications to the residents at the top of the building to be wary, and if they know the source of the noise, please notify the Strata Corporation.
- The Strata Corporation had received a complaint of a resident smoking on and tossing their cigarette butts off their balcony, in violation of the Strata Corporation by-laws. The Strata Corporation sent an appropriate letter to the offending resident.

## **H. UNFINISHED BUSINESS**

### **1. In-suite Manifold Investigation**

- This item is on hold until the COVID-19 restrictions have been lifted or further eased.
- The Strata Corporation asks that if residents notice that their in-suite manifold is leaking, please immediately contact the Resident Manager.

### **2. Building Re-Pipe**

- Brighter Mechanical, the contractor responsible for the building re-pipe, is expected to begin the project in late September. There will be information meetings held via Zoom before the project begins. As noted in previous minutes, the estimated cost to re-pipe the building is \$700,000.00.
- Management reported that twenty-eight (28) owners are in arrears for their Special Levy, approved by the owners at the Annual General Meeting, held on Thursday, February 13, 2020, and due and payable on May 31, 2020.

## **I. NEW BUSINESS**

### **1. Eyebrow Remediation**

- This project is on hold until the spring of 2021.

## 2. Building Insurance Renewal

- The April 19, 2020, Insurance Policy Renewal is reflecting the tremendous amount of loss dollars paid out by insurance companies over the last few years on the Strata class of business. The Insurance Companies are responding with much higher deductibles, and substantial increases in annual premiums for those companies still writing Strata business, and that number is much smaller.

The Strata Corporation's new deductibles as of April 19, 2020, are as follows;

The all-risk base deductible for the building is now \$25,000.00, increased from \$10,000.00.

The water damage deductible is now \$100,000.00, increased from \$75,000.00.

Please remember that you, as the Owner of your suite, are responsible for any loss dollars less than the deductible amount if the loss emanates from your suite as per the Strata Corporation's Bylaws and the Strata Property Act of B.C.

The Strata Corporation highly recommends that all owners immediately contact their insurance broker/insurance company and have them adjust your condominium insurance policy to cover you up to the new deductibles.

If your insurance company is not able to provide enough insurance under your policy to cover you up to the new increased deductibles the insurance broker CapriCMW has put together a package, which can be purchased from them separately to provide you the difference between what your insurance company can provide and the new strata deductibles.

Any interested owners may contact CapriCMW by contacting the agent that corresponds with the first letter of the Owner's last name (e.g., if the Owner's last name is Doe, you would contact Brita Duva).

(A-F) Brita Duva; [bduva@capricmw.ca](mailto:bduva@capricmw.ca); 604 484 2906

(G-N) Lynette Selman; [lselman@capricmw.ca](mailto:lselman@capricmw.ca); 604 484 2909

(O-Z) Stephanie Krusch; [skrusch@capricmw.ca](mailto:skrusch@capricmw.ca); 604-678-3558

## 3. Re-Opening of Amenity Areas

- The hand sanitizing stations for the gym were received, which allowed the gym to be opened. Since the gym opened, there have not been any incidents of residents not observing social distancing.
- The Strata Council decided to open the steam room by the end of August; however, the meeting room was closed due to cleaning concerns. Residents can book the sixth-floor outdoor area if they want to hold a meeting; however, social distancing requirements do apply at all times.

## 3. Electric Vehicle (E.V.) Charging Stations

- The Strata Council continues to review the options for installing E.V. charging stations in the building. The Strata Council intends to propose a special resolution at the next General Meeting, authorizing the installation of two charging stations in the visitor parking area. In special circumstances, the Strata Council will authorize residents to plug into the building's

120V outlets in the parkade. Interested owners need first to obtain permission to do so by contacting the Strata Corporation via email at [vancouver@quaypacific.com](mailto:vancouver@quaypacific.com). Please note that there will be a monthly fee assessed to the owners who plug their vehicle into the building's 120V outlets.

#### **4. Security Audit**

- The security audit will run from September 1 to October 31, 2020. Please watch for notices.

#### **J. NEXT MEETING**

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

**Tuesday, September 15, 2020**

**At 6:00 pm**

**Via Zoom**

#### **K. ADJOURNMENT**

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 7:00 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:



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

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