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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
MONDAY, JUNE 15, 2020**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Monday, June 15, 2020, via GoToMeeting.

A. CALL TO ORDER

The meeting was called to order at 6:00 pm, by the Strata President, Nick Canosa.

B. CALLING OF THE ROLL

The Strata Council Members present were Nick Canosa, Jeff Leong, Raymond Lee, Mehran (Michael) Shekahi, Earl Joseph Leclere, Bruce Partridge, and Jason Wang. Geoffrey Rosen represented Management.

C. OWNER PRESENTATION

An owner attended the meeting to present an appeal for fines they had received for their tenant allegedly moving out in contravention of the Strata Corporation's by-laws and for the repairs costs for damage that their former tenant had reportedly caused to common property during the move.

After carefully listening to the Owner's appeal, the Strata Council agreed to send the video footage of the incident to the Owner and reduce the fines to \$500 if the Owner agreed to make payment immediately, and they will still be required to pay for the repairs to the elevator.

D. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Bruce Partridge and seconded by Jeff Leong, it was RESOLVED that the Agenda, as presented, be APPROVED for use at this meeting.

E. APPROVAL OF THE MINUTES OF THE PREVIOUS STRATA COUNCIL MEETING

Upon a MOTION duly made by Jeff Leong and seconded by Raymond Lee, it was RESOLVED that the minutes from the previous Strata Council meetings held on Monday, May 11, 2020, be APPROVED as distributed.

F. CARETAKER REPORT

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

TRADES

Airstream

- May 28 - 29, 2020: Onsite to replace the water pump in the main water room.

Better Lock Group

- May 8, 2020: Onsite to inspect the Lobby door.
- May 14, 2020: Onsite to install a protection bar for the Lobby door frame.

City Irrigation Ltd.

- May 5, 2020: Onsite to make some adjustments in the irrigation system.

Curaflo

- May 20, 2020: Onsite to make a tour in three units, mechanical room, and boiler room to prepare a quote for the re-pipe project.

FibreStream

- May 7, 2020: Onsite to inspect the Manager's Office and be able to exchange the telephone line.

Garaventa Lift

- May 19, 2020: Onsite to perform scheduled maintenance in vertical platform lift in the garbage stairway area.

Orkin Pest Control

- May 19, 2020: Onsite to perform scheduled maintenance in traps in the building.

Pacifico Cleaning Services

- May 1, 2020: Onsite to paint the walls and floor of the fountain.

PGA Systems Ltd.

- May 26, 2020: Onsite to deliver new fobs access.

Shineguard Industries Inc.

- May 7, 2020: Onsite to inspect the elevator's damages due to the illegal move-out of unit # 3207 and be able to prepare a quote to repair the damages on elevator # 4.

Thyssen Krupp

- May 19, 2020: Onsite to perform scheduled maintenance on the elevators.

Vancouver Pacific Plumbing

- May 14, 2020: Onsite to reinstall the water jets and activate the fountain.

OTHER

- Resident Manager and the cleaners have been dedicating extra time to cleaning the high touch areas (e.g., door handles).

G. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Treasurer, Bruce Partridge, reported that he had reviewed the financial statements for March and April 2020 and had found them to be in good order.

Upon a MOTION duly made by Bruce Partridge and seconded by Jeff Leong, it was RESOLVED that the Financial Statements for March and April 2020, be APPROVED as reviewed.

Arrears:

Management reported that there are eight (8) owners in arrears for their Strata Fees. Management 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.

H. REPORTS

1. Management

Management reported as follows;

- Telus PureFibre will be installed in the building, at no cost to the Strata Corporation.
- A resident reported a water leak through the ceiling of their unit. The Strata Corporation has dispatched the building's plumber to find the source of the leak.
- The replacement booster pump for the domestic cold-water system arrived and was installed in the mechanical room; however, the pump appears to be defective. Management dispatched Airstream, the installation contractor, to determine the cause of the defect and is currently waiting to receive their report. The Strata Corporation will not pay the invoice until the pump is working properly.
- Management is waiting to receive the mortgage terms from Coast Capital for the guest and resident manager suites, as the mortgage is up in September 2020.
- Due to the ongoing COVID-19 pandemic, the Strata Council decided to defer the annual dryer vent cleaning until the fall.

2. Security

- Since the last Strata Council Meeting, the Strata Corporation levied eleven (11) fines during April and May 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 Centrepoint.

Centrepoint 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 continues to receive complaints from residents that residents in neighbouring suites are creating excessive noise, primarily during the building's quiet hours, which is a violation of the Strata Corporation's by-laws. The Strata Corporation issued appropriate letters to those residents found to be in violation of the by-laws.
- The Strata Corporation was made aware of a resident offering their unit for short-term rentals (e.g., Airbnb), which violates the Strata Corporation by-laws. After an investigation, the Strata Corporation issued an appropriate letter to the resident.
- The Strata Corporation was made aware of a resident pushing a liquid off their balcony onto the balcony below, which is a violation of the Strata Corporation's by-laws. The Strata Corporation issued an appropriate letter to the resident and asked that they cease that activity.

I. UNFINISHED BUSINESS

1. In-suite Manifold Investigation

- This item is on hold until the COVID-19 restrictions have been lifted or further eased.

J. NEW BUSINESS

1. Eyebrow Remediation

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

2. Re-pipe Special Project

- Management reported that they had received all three of the quotes for the building's re-pipe. The quotes were for \$696,000, \$700,000, and \$850,000. The lowest quote was from Brighter Mechanical, and the Strata Council tentatively approved the quote. The Strata Council President and the Strata Manager will further negotiate the quote as some of the risers have already been replaced and will not need to be replaced again.
- Management was advised by Brighter Mechanical that they will not be able to start the project for three to four months after the quote is approved and signed, will be in approximately two weeks.

A Motion was made by Jeff Leong and seconded by Earl Joseph Leclere to approve the quote from Brighter Mechanical, allowing for negotiations by the Strata Council President and Management.

- Management reported that thirty-three (33) owners are in arrears for their Special Levy, approved by the owners at the Annual General Meeting, held on Thursday, February 13, 2020, which was due and payable on May 31, 2020.

3. 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; 604 484 2906

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

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

4. Re-Opening of Amenity Areas

- The Strata Council has instructed Management to re-open the gym once Management obtains and installs hand sanitizing stations. Residents will need to maintain social distancing.
- The steam room will remain closed, but the meeting room will be opened; however, only four to six people will be allowed in at the same time, and social distancing must be maintained

K. NEXT MEETING

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

**Tuesday, July 21, 2020
At 6:00 pm
Via GoToMeeting**

L. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 7:20 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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