



NOTICE

REMINDER SPECIAL ASSESSMENT BUILDING RE-PIPE

At the Annual General Meeting held on Tuesday, February 13, 2020, the Strata Corporation voted and APPROVED a Special Assessment for a building re-pipe.

The Special Assessment is due and payable by **May 31, 2020.**
(As per attached schedule)

Please note that special assessments **cannot** be paid via the pre – authorized debit system.

Please forward a cheque made payable to
“Strata Plan BCS 3037, in Trust”

Please remit payment to Quay Pacific Property Management Ltd –
Vancouver Office at
885 Helmcken St. Vancouver BC Canada V6Z 1B1

Any questions, please call Quay Pacific Property Management Ltd. At
604-685-8830 or email vancouver@quaypacific.com

Your Strata Council



NOTICE

公用事业专用款 更换大楼水管

在 2020 年 2 月 13 日（星期二）举行的年度业主大会上，全体业主投票通过并批准了更换大楼水管的公用事业专用税。此次专款需在 2020 年 5 月 31 日之前支付。（按照附表）
请注意，不能通过您的物业费账户支付。

支票请支付给
“Strata Plan BCS 3037, in Trust”
邮寄至
Quay Pacific Property Management Ltd
Vancouver Office
885 Helmcken St. Vancouver BC Canada V6Z 1B1

如有任何问题，请致电 604-685-8830 或
Quay Pacific Property Management Ltd. 或发送电子邮件至
vancouver@quaypacific.com

Your Strata Council

STRATA PLAN BCS 3037 --- CENTREPOINT
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
1	-	4818 Hazel St.	4,140.63
2	-	4828 Hazel St.	3,789.06
3	-	4838 Hazel St.	3,789.06
4	-	4848 Hazel St.	3,789.06
5	-	4858 Hazel St.	3,789.06
6	-	4868 Hazel St.	4,101.56
7	206	4808 Hazel St	4,218.75
8	207	4808 Hazel St	3,867.19
9	208	4808 Hazel St	3,867.19
10	209	4808 Hazel St	3,867.19
11	210	4808 Hazel St	3,867.19
12	211	4808 Hazel St	4,179.69
13	212	4808 Hazel St	3,320.31
14	201	4808 Hazel St	2,304.69
15	202	4808 Hazel St	3,750.00
16	203	4808 Hazel St	2,187.50
17	205	4808 Hazel St	3,164.06
18	309	4808 Hazel St	3,320.31
19	301	4808 Hazel St	2,304.69
20	302	4808 Hazel St	3,750.00
21	303	4808 Hazel St	2,187.50
22 (now SL227)			-
23	509	4808 Hazel St	3,320.31
24	501	4808 Hazel St	2,304.69
25	502	4808 Hazel St	3,750.00
26	503	4808 Hazel St	2,187.50
27 (now SL228)			-
28	608	4808 Hazel St	3,320.31
29	609	4808 Hazel St	3,007.81
30	601	4808 Hazel St	2,304.69
31	602	4808 Hazel St	3,750.00
32	603	4808 Hazel St	2,187.50
33	605	4808 Hazel St	3,007.81
34	606	4808 Hazel St	4,335.94
35	707	4808 Hazel St	1,992.19
36	708	4808 Hazel St	3,203.13
37	709	4808 Hazel St	3,007.81
38	701	4808 Hazel St	2,304.69

STRATA PLAN BCS 3037 --- CENTREPOINT
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
39	702	4808 Hazel St	3,750.00
40	703	4808 Hazel St	2,187.50
41	705	4808 Hazel St	3,007.81
42	706	4808 Hazel St	3,203.13
43	807	4808 Hazel St	1,992.19
44	808	4808 Hazel St	3,203.13
45	809	4808 Hazel St	3,007.81
46	801	4808 Hazel St	2,304.69
47	802	4808 Hazel St	3,750.00
48	803	4808 Hazel St	2,187.50
49	805	4808 Hazel St	3,007.81
50	806	4808 Hazel St	3,203.13
51	907	4808 Hazel St	1,992.19
52	908	4808 Hazel St	3,203.13
53	909	4808 Hazel St	3,007.81
54	901	4808 Hazel St	2,304.69
55	902	4808 Hazel St	3,750.00
56	903	4808 Hazel St	2,187.50
57	905	4808 Hazel St	3,007.81
58	906	4808 Hazel St	3,203.13
59	1007	4808 Hazel St	1,992.19
60	1008	4808 Hazel St	3,203.13
61	1009	4808 Hazel St	3,007.81
62	1001	4808 Hazel St	2,304.69
63	1002	4808 Hazel St	3,750.00
64	1003	4808 Hazel St	2,187.50
65	1005	4808 Hazel St	3,007.81
66	1006	4808 Hazel St	3,203.13
67	1107	4808 Hazel St	1,992.19
68	1108	4808 Hazel St	3,203.13
69	1109	4808 Hazel St	3,007.81
70	1101	4808 Hazel St	2,304.69
71	1102	4808 Hazel St	3,750.00
72	1103	4808 Hazel St	2,187.50
73	1105	4808 Hazel St	3,007.81
74	1106	4808 Hazel St	3,203.13
75	1207	4808 Hazel St	1,992.19
76	1208	4808 Hazel St	3,203.13
77	1209	4808 Hazel St	3,007.81

STRATA PLAN BCS 3037 --- CENTREPOINT
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
78	1201	4808 Hazel St	2,304.69
79	1202	4808 Hazel St	3,750.00
80	1203	4808 Hazel St	2,187.50
81	1205	4808 Hazel St	3,007.81
82	1206	4808 Hazel St	3,203.13
83	1507	4808 Hazel St	1,992.19
84	1508	4808 Hazel St	3,203.13
85	1509	4808 Hazel St	3,007.81
86	1501	4808 Hazel St	2,304.69
87	1502	4808 Hazel St	3,750.00
88	1503	4808 Hazel St	2,187.50
89	1505	4808 Hazel St	3,007.81
90	1506	4808 Hazel St	3,203.13
91	1607	4808 Hazel St	1,992.19
92	1608	4808 Hazel St	3,203.13
93	1609	4808 Hazel St	3,007.81
94	1601	4808 Hazel St	2,304.69
95	1602	4808 Hazel St	3,750.00
96	1603	4808 Hazel St	2,187.50
97	1605	4808 Hazel St	3,007.81
98	1606	4808 Hazel St	3,203.13
99	1707	4808 Hazel St	1,992.19
100	1708	4808 Hazel St	3,203.13
101	1709	4808 Hazel St	3,007.81
102	1701	4808 Hazel St	2,304.69
103	1702	4808 Hazel St	3,750.00
104	1703	4808 Hazel St	2,187.50
105	1705	4808 Hazel St	3,007.81
106	1706	4808 Hazel St	3,203.13
107	1807	4808 Hazel St	1,992.19
108	1808	4808 Hazel St	3,203.13
109	1809	4808 Hazel St	3,007.81
110	1801	4808 Hazel St	2,304.69
111	1802	4808 Hazel St	3,750.00
112	1803	4808 Hazel St	2,187.50
113	1805	4808 Hazel St	3,007.81
114	1806	4808 Hazel St	3,203.13
115	1907	4808 Hazel St	1,992.19
116	1908	4808 Hazel St	3,203.13

STRATA PLAN BCS 3037 --- CENTREPOINT
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
117	1909	4808 Hazel St	3,007.81
118	1901	4808 Hazel St	2,304.69
119	1902	4808 Hazel St	3,750.00
120	1903	4808 Hazel St	2,187.50
121	1905	4808 Hazel St	3,007.81
122	1906	4808 Hazel St	3,203.13
123	2007	4808 Hazel St	1,992.19
124	2008	4808 Hazel St	3,203.13
125	2009	4808 Hazel St	3,007.81
126	2001	4808 Hazel St	2,304.69
127	2002	4808 Hazel St	3,750.00
128	2003	4808 Hazel St	2,187.50
129	2005	4808 Hazel St	3,007.81
130	2006	4808 Hazel St	3,203.13
131	2107	4808 Hazel St	1,992.19
132	2108	4808 Hazel St	3,203.13
133	2109	4808 Hazel St	3,007.81
134	2101	4808 Hazel St	2,304.69
135	2102	4808 Hazel St	3,750.00
136	2103	4808 Hazel St	2,187.50
137	2105	4808 Hazel St	3,007.81
138	2106	4808 Hazel St	3,203.13
139	2207	4808 Hazel St	1,992.19
140	2208	4808 Hazel St	3,203.13
141	2209	4808 Hazel St	3,007.81
142	2201	4808 Hazel St	2,304.69
143	2202	4808 Hazel St	3,750.00
144	2203	4808 Hazel St	2,187.50
145	2205	4808 Hazel St	3,007.81
146	2206	4808 Hazel St	3,203.13
147	2307	4808 Hazel St	1,992.19
148	2308	4808 Hazel St	3,203.13
149	2309	4808 Hazel St	3,007.81
150	2301	4808 Hazel St	4,179.69
151	2303	4808 Hazel St	4,179.69
152	2305	4808 Hazel St	3,007.81
153	2306	4808 Hazel St	3,203.13
154	2407	4808 Hazel St	1,992.19
155	2408	4808 Hazel St	3,203.13

STRATA PLAN BCS 3037 --- CENTREPOINT
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
156	2409	4808 Hazel St	3,007.81
157	2401	4808 Hazel St	4,179.69
158	2403	4808 Hazel St	4,179.69
159	2405	4808 Hazel St	3,007.81
160	2406	4808 Hazel St	3,203.13
161	2507	4808 Hazel St	1,992.19
162	2508	4808 Hazel St	3,203.13
163	2509	4808 Hazel St	3,007.81
164	2501	4808 Hazel St	4,179.69
165	2503	4808 Hazel St	4,179.69
166	2505	4808 Hazel St	3,007.81
167	2506	4808 Hazel St	3,203.13
168	2607	4808 Hazel St	1,992.19
169	2608	4808 Hazel St	3,203.13
170	2609	4808 Hazel St	3,007.81
171	2601	4808 Hazel St	4,179.69
172	2603	4808 Hazel St	4,179.69
173	2605	4808 Hazel St	3,007.81
174	2606	4808 Hazel St	3,203.13
175	2707	4808 Hazel St	1,992.19
176	2708	4808 Hazel St	3,203.13
177	2709	4808 Hazel St	3,007.81
178	2701	4808 Hazel St	4,179.69
179	2703	4808 Hazel St	4,179.69
180	2705	4808 Hazel St	3,007.81
181	2706	4808 Hazel St	3,203.13
182	2807	4808 Hazel St	1,992.19
183	2808	4808 Hazel St	3,203.13
184	2809	4808 Hazel St	3,007.81
185	2801	4808 Hazel St	4,179.69
186	2803	4808 Hazel St	4,179.69
187	2805	4808 Hazel St	3,007.81
188	2806	4808 Hazel St	3,203.13
189	2907	4808 Hazel St	1,992.19
190	2908	4808 Hazel St	3,203.13
191	2909	4808 Hazel St	3,007.81
192	2901	4808 Hazel St	4,179.69
193	2903	4808 Hazel St	4,179.69
194	2905	4808 Hazel St	3,007.81

STRATA PLAN BCS 3037 --- CENTREPOINT
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
195	2906	4808 Hazel St	3,203.13
196	3007	4808 Hazel St	1,992.19
197	3008	4808 Hazel St	3,203.13
198	3009	4808 Hazel St	3,007.81
199	3001	4808 Hazel St	4,179.69
200	3003	4808 Hazel St	4,179.69
201	3005	4808 Hazel St	3,007.81
202	3006	4808 Hazel St	3,203.13
203	3107	4808 Hazel St	1,992.19
204	3108	4808 Hazel St	3,203.13
205	3109	4808 Hazel St	3,007.81
206	3101	4808 Hazel St	4,179.69
207	3103	4808 Hazel St	4,179.69
208	3105	4808 Hazel St	3,007.81
209	3106	4808 Hazel St	3,203.13
210	3207	4808 Hazel St	1,992.19
211	3208	4808 Hazel St	3,203.13
212	3209	4808 Hazel St	3,007.81
213	3201	4808 Hazel St	4,179.69
214	3203	4808 Hazel St	4,179.69
215	3205	4808 Hazel St	3,007.81
216	3206	4808 Hazel St	3,203.13
217	3308	4808 Hazel St	4,101.56
218	3309	4808 Hazel St	3,164.06
219	PH	4808 Hazel St	4,960.94
220	3305	4808 Hazel St	3,164.06
221	3306	4808 Hazel St	4,101.56
222	PH	4808 Hazel St	5,859.38
223	PH	4808 Hazel St	4,960.94
224	PH	4808 Hazel St	5,859.38
225	PH	4808 Hazel St	7,109.38
226	PH	4808 Hazel St	7,109.38
227	305	4808 Hazel St	3,828.13
228	505	4808 Hazel St	3,828.13
			710,000.00



NOTICE

INSURANCE DEDUCTIBLES INCREASED

As of April 19, 2020, the Strata Corporation's new insurance deductibles are as follows.

The all- risk base deductible is **\$25,000.00.**

The water damage and sewer back-up deductibles are **\$100,000.00.**

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 BC.

Your Strata Council



Residential Strata Program Summary of Coverages - Strata Plan BCS3037

Insured **The Owners of Strata Plan BCS3037, Centre Point c/o** **Property Policy Number: CMW M1215**
Quay Pacific Property Management Ltd. and National Pacific Real Estate
Services Inc.
Policy Period **From:** April 19, 2020 **To:** April 19, 2021 **Effective April 19, 2020**
Location(s) 4808 Hazel Street, Burnaby, BC V5H 0A2
 4818, 4828, 4838, 4848, 4858, 4868 Hazel Street, Burnaby, BC V5H 4T3

Description of Coverages	Limits of Liability	Deductibles
Property of Every Description –Per Occurrence, Form CMWM-October 2019, Appraisal: Nov 20, 2019, Year of Cycle: 1	\$ 84,000,000.	See Below
John Deere Tractor and Blade	\$ 14,066.	
Business Interruption – 18 Months Indemnity Period	\$ 31,000.	
Earthquake – Annual Aggregate	\$ 84,045,066.	
Flood – Annual Aggregate	\$ 84,045,066.	
Blanket Glass	Included	
Equipment Breakdown - By-laws Included	\$ 84,000,000.	\$1,000.
John Deere Tractor and Blade	\$ 14,066.	
Business Interruption - Loss of Profits (Gross Rentals)	\$ 31,000.	
Included - Debris Removal, \$500,000. Ammonia Contamination, \$500,000. Hazardous Substances, \$1,000,000. Expediting Expense, \$500,000. Water Damage, \$250,000. Extra Expense, \$100,000. Service Interruption	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 50,000.	
Tenants' Legal Liability – Any One Premises	\$ 500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$ 50,000.	
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$ 10,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery	\$ 5,000.	Nil
Employee Dishonesty, Coverage – Form A	\$ 30,000.	Nil
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	
Terrorism and Sabotage Coverage	\$ 500,000.	\$2,500
Volunteer Accident Coverage	\$ 250,000.	7 Day Waiting Period
Principal Sum - \$250,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Intellect Privacy & Data Breach		Nil.
Liability	\$ 50,000.	
Expense	\$ 10,000.	
Earthquake Deductible Buy-Down Coverage – Annual Aggregate	\$ Not Covered	

Platinum Legal Services Retainer Contract **Aggregate Fees Cap per Legal Proceeding**
 Per Claim – \$1,500,000 Term Aggregate \$1,000,000.

Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract.
 Premium is fully earned.

- Deductibles – Property**
- All Losses \$25,000 except:
 - Water Damage \$100,000
 - Sewer Back-up \$100,000
 - Flood \$50,000
 - Earthquake 15%, minimum \$250,000
 - Residential Glass Breakage \$5,000
 - Canopy Glass Breakage \$5,000
 - Master Key Coverage \$2,500
 - Lock and Key Coverage \$2,500
 - Illegal Drug Activity \$50,000
 - All Losses arising from Vacant Units \$100,000
 - Sprinkler Discharge \$100,000

- Conditions – Property**
- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
 - Basis of Loss Settlement – Replacement Cost including by-laws.
 - Co-insurance Basis – Stated Amount.
 - Extended Replacement Cost – Not Covered
 - Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.
- Conditions – General Liability**
- Property Manager is an Additional Named Insured for their management of the Strata Plan.
 - *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term
- Notable Exclusions & Endorsements**
- Property Cyber and Data Endorsement
 - Communicable Disease Endorsement / Communicable Disease Exclusion / Virus, Bacteria or Microorganism Exclusion

E&OE This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.



www.centrepoinstrata.com
**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
MONDAY, MAY 11, 2020**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Monday, May 11, 2020, at Centrepoin, via GoToMeeting.

A. CALL TO ORDER

The meeting was called to order at 6:26 pm, by the Strata President, Nick Canosa.

B. CALLING OF THE ROLL

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

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Bruce Partridge and seconded by Mehran (Michael) Shekahi, 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 Bruce Partridge and seconded by Raymond Lee, it was RESOLVED that the minutes from the previous Strata Council meetings held on Tuesday, April 6, 2020, be APPROVED as distributed.

E. CARETAKER REPORT

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

TRADES

Better Lock Group

- April 1st, 2020: Onsite to install a new lock on the loading bay area door to prevent homeless people from entering and sleeping in that area.
- April 9th, 2020: Onsite to replace door handles and locks damaged.
- April 20th, 2020: Onsite to install a protection bar in the intercom panels on parkade entrance Hazel St. and main entrance Lobby.

City Irrigation Ltd.

- April 27th, 2020: Onsite to activate all the irrigation valves in the building.

Colleen's Painting

- April 17th, 2020: Onsite to clean, sand, and paint the wood deck in the top garden area on the 6th floor.

Haakon Industries

- April 6th, 2020: Onsite to perform scheduled maintenance work on air filters and checking all exhaust fans in the building, first-day work. (1/2)
- April 7th, 2020: Onsite to perform scheduled maintenance work on air filters and checking all exhaust fans in the building, second-day work. (2/2)

High Volt Electric

- April 15th, 2020: Onsite to repair the P3 level parkade the residential gate #3

Orkin Pest Control

- April 1st, 2020: Onsite to rectify and maintain the traps stations installed in the building, we also check all the storage rooms.
- April 21st, 2020: Onsite to perform scheduled maintenance in traps in the building and install some new traps in storages on P2 and P3 level, just as prevention.

Pacifico Cleaning Services

- April 21st, 2020: Onsite to perform carpet cleaning jobs on the 35th through 2nd-floor hallways.
- April 22nd, 2020: Onsite to continue cleaning the carpets in Lobby and Parking levels, they also cleaned the sofas in the lobby.
- April 23rd, 2020: Onsite to wax the floors on levels P2, P3, P4, P5, elevator area on the ground level, mailroom, and all the lobby.

PGA Systems Ltd.

- April 8th, 2020: Onsite to verify that the intercom panel (Buzzer) was working properly and was closed again after the break-in, no damage was found to the panel.
- April 20th, 2020: Onsite to repair the Entercom screens (buzzer) at the main entrance and the Hazel St. parking lot entrance.

Thyssen Krupp

- April 24th, 2020: Onsite to perform scheduled maintenance on the elevators and some fire alarm tests.

Vancouver Pacific Plumbing

- April 17th, 2020: Onsite to work in the water room area, replacing the PRV (Pressure Reducing Valve) for the Townhouses.

OTHER

- 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, reported that he is still reviewing the financial statements for March 2020 and asked that the Treasurer's Report be tabled until the next Strata Council meeting.

Arrears:

Management reported that there are eleven (11) 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 B.C.* 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;

- While moving out, a tenant damaged an elevator and the walls on a common hallway. The cost of repairs will be charged back to the owner of the unit where the tenant had resided, as allowed under the Strata Corporation by-laws and the Strata Property Act of B.C.
- Maintenance on the handicap lift has been scheduled for May 2020.
- A resident's kitchen sink developed a water leak, resulting in water damage to the unit below. The Strata Corporation is helping by coordinating the repairs between the two owners.
- Someone jury-rigged the enterphone and obtained access to the building, which resulted in the Strata Corporation upgrading the enterphone locks.
- Due to the COVID-19 pandemic, the dryer duct cleaning and the parkade power washing will be postponed until the fall; however, the fluid levels in the sump will be checked this month.
- The Strata Council agreed to allow owners with an electric vehicle to charge their vehicles via the building's 110 V outlets in the parkade. However, interested owners will be required to pay an additional fixed monthly rate, which will be determined by the make and model of each vehicle, as charging costs vary.
- ThyssenKrupp, the building's elevator maintenance contractor, performed the annual brake tests on the building's elevators, as required by Technical Safety BC, and found them to be in good working order.
- Pacifico Cleaning Services, the building's cleaning service provider, cleaned the common area floors and carpets.

2. Security

- The Strata Corporation strongly encourages residents not to allow anyone not known to them through any of the exterior doors or gates.
- As previously noted in the minutes, the Strata Corporation upgraded the enterphone locks to ensure that no one else can gain access to the building by jury-rigging the enterphone.

- There have not been any break-ins since the last Strata Council meeting, which would have resulted in loss or damage to property.
- Since the last Strata Council Meeting, the Strata Corporation levied five (5) fines during March 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

- There is an ongoing issue with excessive noise being generated in a suite above the 28th floor. The Strata Corporation is working with residents to determine which resident is creating excessive noise so that appropriate action can be taken.
- The Strata Corporation received an appeal from a resident for fines received for allegedly parking in the building's visitor parking area – in violation of the Strata Corporation by-laws.

After careful deliberation, the Council decided to reduce the fine to \$100.00.

- The Strata Corporation received an appeal from a resident for fines received for allegedly not waiting for the parkade gate to fully close before proceeding to their destination – in violation of the Strata Corporation's by-laws.

The Strata Council reviewed the video footage of the incident and noted that the resident had clearly driven away without stopping to wait for the gate to fully close; therefore, the Council declined the appeal.

H. UNFINISHED BUSINESS

1. In-suite Manifold Investigation

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

I. NEW BUSINESS

1. Eyebrow Remediation

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

2. Re-pipe Special Project

- Management is still waiting for two potential contractors to provide quotes for the re-pipe of the building. Due to the COVID-19 pandemic restrictions, prospective contractors are closed and are not likely to re-open until restrictions are lifted. Once the restrictions have been lifted, and the vendors provide the remaining quotes, the Council will review the quotes and decide on which vendor to use for the project.

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.

For your convenience, we have attached a copy of the new Insurance Certificate effective April 19, 2020.

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.

If an owner is interested in this coverage, they should contact CMW at:

<https://capricmw.ca/personal/homeowner-insurance/condo/strata-deductible-buydown>

J. NEXT MEETING

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

Monday, June 15, 2020
At 6:00 pm
Via GoToMeeting

K. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 6:26 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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