



NOTICE

CENTREPOINT SECURITY AUDIT

The Centrepoint Security Audit commenced on
September 1, 2020

Strata Corporation by-law 14.0 requires
all owners **must** complete the security audit.

(14) Owners must submit an Annual Security Audit form to the Strata Corporation. The Strata Corporation will give notice of the Audit. The Audit Form must be fully completed by the Owner of the Strata Lot. Fobs not reported on the Audit form will be deleted from the Security System and the reactivation of the fobs will be \$25.00 per FOB.

Owners will find the audit at
www.centrepointstrata.com/audit.html

A paper version of the audit may be obtained from the
Resident Manager.

All submissions must be received by **October 31, 2020.**

Failure to complete the audit by the deadline may result
in the Strata Corporation levying a fine on the account of
those owners who fail to complete the audit.

Thank you for your anticipated cooperation!



NOTICE

2020 在线审核

Centrepoint 2020 在线年度安全统计于以下日期开始

September 1, 2020

请注意：这是业主委员会的强制性要求。

(14) Owners must submit an Annual Security Audit form to the Strata Corporation. The Strata Corporation will give notice of the Audit. The Audit Form must be fully completed by the Owner of the Strata Lot. Fobs not reported on the Audit form will be deleted from the Security System and the reactivation of the fobs will be \$25.00 per FOB.

请登录网址

www.centrepointstrata.com/audit.html

请联系物业管理员如果您需要纸质年度安全统计表

请在10月31日前完成您的年度安全统计表

如果您错过了截止日期，业主委员会将会对您进行罚款

多谢您的合作与支持！



www.centrepointstrata.com
**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, OCTOBER 13, 2020**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, October 13, 2020, at Centrepoint, in the Amenity Room, 4808 Hazel Street, Burnaby, B.C.

A. CALL TO ORDER

The meeting was called to order at 6:19 pm by the Strata Council President, Nick Canosa.

B. CALLING OF THE ROLL

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

Earl Joseph Leclere is no longer on Council, as he is not eligible to serve on the Council due to selling his unit.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Jeff Leong 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 Bruce Partridge and seconded by Jeff Leong, it was RESOLVED that the minutes from the previous Strata Council meeting held on Tuesday, September 15, 2020, be APPROVED as distributed.

E. CARETAKER REPORT

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

TRADES

Better Lock Group

- September 16, 2020: Onsite to replace the lock on the Garbage Room door.

Elite Fire Protection Ltd.

- September 22, 2020: Onsite to perform the annual fire alarm inspection on sprinkler System on parkade P1, P2, and Water Mechanical Room.

High Volt Electric

- September 25, 2020: Onsite to inspect Gate # 1 due to problems presented on it. It is working fine now.

Orkin Pest Control

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

PGA Systems Ltd.

- September 3, 2020: Onsite to install/replace the fob reader in the Manager's office. Also, onsite to repair issues on the entercom system in unit #703.
- September 10 and 11, 2020: Onsite repair issues on the entercom system in units #1702 and 2106.

Pumphouse Fitness

- September 29, 2020: Onsite to perform scheduled maintenance on the Gym equipment.

ThyssenKrupp

- September 14, 2020: Onsite to perform scheduled maintenance on elevators.

OTHER

- The Strata Corporation has received complaints from several residents regarding hearing construction noise during business hours. After a tremendous amount of investigation, it was determined that the noise was emanating from the commercial building, which is connected to Centrepont.
- The Resident Manager reported that he had posted the no-smoking signs on each floor to remind residents of the Strata Corporation's no smoking by-law.
- A unit's Property Manager complained to the Strata Corporation that water was coming from its fire sprinkler head. After an investigation, it was determined that the water was coming from the unit above. As the water leak emanated from the above unit's in-suite plumbing, the owners will resolve this matter as the damage was below the Strata's insurance deductible.
- A resident made the Strata Corporation aware that a glass panel in their unit is loose. The Strata Corporation requests that residents immediately make the Resident Manager aware so he can arrange for the repairs.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Treasurer, Bruce Partridge, reported that he was unable to review the financial statements; therefore, the Treasurer's Report was tabled until the next Strata Council meeting.

The Strata Corporation's mortgage on the caretaker's suite is up for renewal. The Strata Corporation received a fixed rate of 3.31% for a one-year term. The Strata Council requested that Management contact the bank to determine what the variable rate would be. Once the Council has the requested information, they will approve the appropriate mortgage. The Strata discussed that it would likely be renewed for a one-year term as the rate for longer terms is higher (the two-year term is 3.36%, the three-year term is 3.38%, and the four-year term is 3.43%).

Arrears:

Management reported that there are six (6) owners in arrears for their Strata Fees. On behalf of the Strata Corporation, 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 by-laws.

Management stated five (5) owners are in arrears for their Special Assessment, due and payable by May 31, 2020, authorized by the owners at the Annual General Meeting, held on Thursday, February 13, 2020.

G. REPORTS

1. Management

Management reported as follows:

- Management scheduled the annual testing on the building's backflow preventer valves later this month, as required by the City of Burnaby.
- There was a water incident that emanated from the in-suite plumbing of one unit into the unit below. The unit that the water loss originated from is responsible for the damage caused to both units.

Please note that the owner of the suite that a water loss originates from is responsible for any loss dollars less than the deductible amount, as per the Strata Corporation's Bylaws and the Strata Property Act of B.C.

- Orkin, the Strata Corporation's pest control vendor, was onsite to perform their monthly inspection of the Strata's pest control stations. The technician reported minimal activity at the stations.
- On October 10, 2020, someone activated the building's fire alarm system by pulling the handle on a fire alarm pull station located in the commercial area.
- Atlas Parking Lot Services Ltd. was onsite from October 7 to October 9 to power wash the parkade.
- The annual dryer duct cleaning commenced on October 8, 2020, and is expected to be completed on October 19, 2020. Please note that the Strata Corporation will not issue fines to owners who do not provide access to their units for the annual dryer duct cleaning, as permitted under the Strata Corporation's by-laws, due to the COVID-19 pandemic.

2. Security

- The Resident Manager reported that the front door maglock would be replaced as it is wearing out due to normal wear and tear.
- On October 3, 2020, someone broke into two mailboxes, which resulted in both being damaged. The incident has been reported to the RCMP, as well as the relevant video footage of the incident.

- The Resident Manager had informed Manager that on October 9, 2020, someone else attempted to break into the mailboxes.

At the direction of the Strata Council, Management obtained a quote of \$5,500.00 to install a gate across the mailroom entrance, which the Strata Council approved. The gate will be locked in the evening and unlocked in the morning to ensure the mailroom is protected during the off-peak hours, as the break-ins have been occurring between midnight and 6:00 am.

- Since the last Strata Council Meeting, the Strata Corporation levied seven (7) fines during August 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 unknown 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 an appeal from a resident for fines that they had received for allegedly violating the Strata Corporation's garage gate security by-law. The video footage was provided; however, the Strata has not heard back from the resident, so this item was tabled.
- The Strata Corporation received correspondence from a resident, asking that the Strata Corporation not install Electric Vehicle Charging stations in visitor parking and stated that the charging stations should be installed in long term parking instead. They also requested that the Strata Corporation update the building's enterphone system to allow for cell phone access. Management reported that the building's enterphone system was just upgraded. Further upgrades would be a minimum of \$20,000.00 as the building has four enterphone panels that would need to be upgraded.

Please note that the residents do not need a live landline to use the enterphone; all that is required is a phone plugged into a unit's telephone jack.

- The Strata Corporation received an appeal from a resident for a warning and a fine received for allegedly violating the Strata Corporation's garage gate security by-law in a short period of time.

After careful deliberation, the Strata Council agreed to reduce the fine to a warning due to the short notice period.

- The Strata Corporation received several noise complaints from residents. The Strata investigated and discovered that the noise appears to be have originated from construction in the neighbouring building.

H. UNFINISHED BUSINESS

1. In-suite Manifold Investigation

- This item is on hold until the COVID-19 restrictions have been lifted or further eased; however, there have not been any further reported issues.
- 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

- The contractor responsible for the building re-pipe, Brighter Mechanical, reported that they are waiting to receive the necessary permit(s) from the City of Burnaby. Please watch for notices.
- As noted in previous minutes, the estimated cost to re-pipe the building is \$700,000.00.
- The informational meeting was on September 2, 2020. If any owner has any questions regarding the re-pipe, they should contact Management via email at vancouver@quaypacific.com.

3. Building Insurance Renewal

- The April 19, 2020, Insurance Policy Renewal reflects 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*.

As the owner of your suite, please remember that you 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

I. NEW BUSINESS

1. Eyebrow Remediation

- This project will be proposed for the owner's approval at the next Annual General Meeting and is on hold until the spring of 2021.

2. Re-Opening of Amenity Areas

- The Strata Council discussed access to the amenity areas and decided to keep the gym open; however, residents must continue to meet current COVID-19 safety guidelines.
- The Council agreed to keep the meeting room and the seventh-floor patio open; however, social distancing requirements always apply. Residents who wish to use the meeting room will need to book it through the Resident Manager, Juan Lara.
- The steam room will remain closed due to safety concerns until phase four of British Columbia's Restart Plan, as the room's temperature does not get hot enough to kill viruses, and it is not easy to sanitize.

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

- Management reported that they are still waiting to receive the second quote and that they will follow up with the vendor and report back to the Council at the next meeting.

4. Annual Security Audit

- **The annual security audit commenced on September 1, 2020, and will end on October 31, 2020. Owners are asked to go to <http://www.centrepoinstrata.com/audit.html> and complete the audit. Those owners who require a paper copy of the audit may obtain one from the Resident Manager.**

Again, owners are asked to go to <http://www.centrepoinstrata.com/audit.html> and complete the survey.

- If owners cannot find the serial numbers on your fobs, please contact the Resident Manager, and he can help you locate them.

J. NEXT MEETING

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

Tuesday, November 17, 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 7:10 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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& National Pacific Real Estates Services Inc.

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