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**THE OWNERS, STRATA PLAN BCS 3037  
STRATA COUNCIL MEETING MINUTES  
TUESDAY, DECEMBER 7, 2021**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, December 7, 2021. The meeting was held at Centrepoint, in the Amenity Room, 4808 Hazel Street, Burnaby, B.C., and by way of Zoom.

**A. CALL TO ORDER**

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

**B. CALLING OF THE ROLL**

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

**C. APPROVAL OF THE AGENDA**

Upon a MOTION duly made by Kevin Lam and SECONDED by 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 Kevin Lam and SECONDED by Bruce Partridge, it was RESOLVED that the minutes from the previous Strata Council meeting held on Tuesday, October 5, 2021, be APPROVED as distributed.

**E. RESIDENT MANAGER REPORT**

**A1 Drainage Plumbing & Heating**

- November 13<sup>th</sup>, 2021: Onsite for a problem in a unit on the 23<sup>rd</sup> floor due to clogged drainage generating a sewage backup, supporting Across Town Plumbing.

**Across Town Plumbing**

- October 04<sup>th</sup>, 2021: Onsite to repair an issue in a townhouse due to a clogged drain causing a backing up water on the kitchen sink.
- October 07<sup>th</sup>, 2021: Onsite to review a water leak in a unit on the #17<sup>th</sup> floor. The problem was due to a clogged drain of the laundry room of that unit.
- November 13<sup>th</sup>, 2021: Onsite for a problem in a unit on the # 23<sup>rd</sup> floor due to clogged drainage generating a sewage backup.

**Better Lock Group**

- November 23<sup>th</sup> and 26<sup>th</sup>, 2021: Onsite to replace the door closer on a unit on the 35<sup>th</sup> floor.

**Brighter Mechanical Ltd.**

- November 03<sup>rd</sup>, 2021: Onsite to verify a problem with the hot water supply in a unit on the 16<sup>th</sup> floor, they found the problem in the unit itself.

**City Irrigation Ltd.**

- October 04<sup>th</sup>, 2021: Onsite to shut off all valves of the irrigation system in the building and purge pipes due to wintertime.

**Fabrizio (FAB) Painter**

- October 01<sup>st</sup> and 07<sup>th</sup>, 2021: Onsite painting the posts and walls on the outside area of the building at the main entrance.

**Garaventa Lift**

- October 08<sup>th</sup>, 2021: Onsite to perform scheduled annual maintenance on the lift in the stairway to the garbage room.

**Global Gas Detection Ltd.**

- October 07<sup>th</sup>, 2021: Onsite to review and maintain gas detectors throughout the parking lot.

**Haakon Industries**

- October 14<sup>th</sup>, 2021: Onsite to review the PVR in the mechanical room on the 16th floor due to hot water issues in some units. Also, they performed a check in the blower system due to an issue since it stopped working.
- October 21<sup>st</sup>, 2021: Onsite to replace the heater motor in the blower system.
- October 22<sup>nd</sup>, 2021: Onsite to perform maintenance on motors, pumps, and filters in the mechanical rooms of the building.

**John's Glass Ltd.**

- November 03<sup>rd</sup> and 16<sup>th</sup>, 2021: Onsite to repair the lock on a balcony door in a unit on the 35<sup>th</sup> floor.

**NexGen Technologies Inc.**

- October 04<sup>th</sup>, 2021: Onsite to repair security a camera problem and check an alarm sound at security camera stations.

**ORKIN Pest Control**

- October 18<sup>th</sup>, 2021: Onsite to perform scheduled monthly maintenance in the traps in the building.

**Pacifico Cleaning Services**

- October 19<sup>th</sup>, 2021: Onsite to clean and wash carpets in hallways due to a water leak.
- October 27<sup>th</sup>, 2021: Onsite to polish the lobby floor to keep it in good shape and deliver supplies.

### **Paladin Technologies**

- October 12<sup>th</sup>, 2021: Onsite to perform an annual inspection of the fire panels.

### **PGA Systems Ltd.**

- October 19<sup>th</sup>, 2021: Onsite to repair the buzzer's buzzer in 3 units and deliver new fobs transmitters.
- October 28<sup>th</sup> and 29<sup>th</sup>, 2021: Onsite to reinstall the Keyscan Access Control System program on the new computer supplied by Carlos Lau in the telephone room.

### **PumpHouse Fitness**

- October 14<sup>th</sup>, 2021: Onsite to perform scheduled monthly maintenance to the Gym equipment.

### **ThyssenKrupp**

- November 24<sup>th</sup>, 2021: Onsite to perform scheduled monthly maintenance on the elevators.

### **West Coast Building Restoration Inc. (WCBR)**

- October 01<sup>st</sup> and 04<sup>th</sup>, 2021: Onsite to continue with repairs on a balcony in a unit on the 35<sup>th</sup> floor.
- October 07<sup>th</sup>, 2021: Onsite to review a unit on the 18<sup>th</sup> floor due to a potential water leak or condensation issue in the bedroom window.

### **OTHER**

- XMAS decorations were installed in the Lobby with the great support of Sofia.
- It was requested that the maximum number of people in the elevators be increased to 4 to 5 people due to capacity limits.
- The Strata Council was informed that someone is running a business out of one of their strata lots, and Management will write a letter.
- As reported by the Resident Manager, a resident is storing garbage on their balcony, and the Strata Council has directed Management to send a letter.
- Drywall and hallway repairs are underway.
- The Resident Manager recommended that the Strata install an up-light at the top of the building to light up the flag post.
- The Strata has received a large number of complaints regarding noise in the building during the day, which appears to be related to construction. The Strata Council asked the Resident Manager, in the future, to post notices.

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

The Treasurer, Bruce Partridge, reported that he had reviewed the Financial Statements for August through October 2021 and had found them to be in good order.

Upon a MOTION duly made by Bruce Partridge and SECONDED by Kevin Lam, it was RESOLVED that the Financial Statements for August through October 2021 be APPROVED as reviewed.

**Arrears:**

Management reported that there are nine (9) 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 bylaws. Owners who do not pay their Strata Fees on time are fined \$100.00 per month plus interest per the Strata Corporation bylaws.

**G. REPORTS**

**1. Management**

Management reported as follows:

- There was a water backup into some units on the 23<sup>rd</sup> floor. It appears there was a grease buildup in the horizontal lines. The line has been cleared; however, there was some minor damage to a unit on the 23<sup>rd</sup> floor.
- In October, there were two fire alarms related to commercial tenants smoking in the stairwells and triggering the fire alarms. Management has been in touch with Orr (the landlord) to request that they remind their tenants that they cannot smoke inside any of the stairwells.
- Management arranged with Telus to install free Wi-Fi on the mezzanine level in the gym.
- Bruce Partridge reported that he is still researching the installation of heat pumps for A/C into strata lots in the building and will report back further at the next meeting.
- The Strata Council approved purchasing new elevator mats for the elevators, as the current ones are worn out.
- The roof anchors had their annual testing as required by WorkSafe BC and were found to be in good working order.
- In October, the Pressure Regulating Valve on the 16<sup>th</sup> floor failed and needed to be replaced.
- In November, the HVAC unit motor failed and cost approximately \$2,000.00 to replace. Please note that the motor runs continuously.
- Management reported that they had received the insurance
- Management received the building's annual insurance appraisal. The building now has a replacement construction value of \$93,000,000.00, not including land
- The eyebrow remediation project is now complete. The strata council noted that the building looks brand new as a result.
- The annual dryer duct cleaning will be scheduled for March or April 2022.

## 2. Security

- There were four garage gate violations issued in October.

**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. Also, 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. If you see anything suspicious, please immediately report it to the Resident Manager.**

## 3. Project Reports

- There was nothing to report at the time of the meeting.

## 4. Correspondence and Appeals

- The Strata Corporation received an appeal from a resident for allegedly not waiting for the parkade gate to close fully before their destination. After careful consideration, the Strata Council decided to reduce the fine.
- The Strata Corporation received an appeal from a resident for allegedly allowing liquid from their garbage to leak onto the common hallway carpet in front of their unit, resulting in the carpet becoming stained. The resident denies that they are responsible.

After careful deliberation, the Strata Council denied their appeal and stated that the fines remain on the strata lot's account.

- A letter was issued regarding window coverings not permitted under the bylaws.
- A letter was issued regarding marijuana smoking.

## H. UNFINISHED BUSINESS

### 1. Eyebrow Remediation

- This project is now complete. A reminder to Owners, that the Special Levy is due at the end of December, a reminder letter will be sent out.

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

- The Strata Corporation will be proposing a Special Resolution to the Owners at the next Annual General Meeting to install several E.V. Charging Stations in the visitor's parking area.

## I. NEW BUSINESS

### 1. Annual Security Audit (September 1 through October 31, 2021)

- Sixty-two (62) letters have been sent to those Owners who have not completed the audit.

- Residents who do not complete the audit will have their fobs deactivated, will need to complete the audit to get them reactivated, and be fined as per the bylaws.

## 2. Insurance Loss – April 25

- Repairs are mostly complete except for some minor elevator repairs. The Strata's insurance broker is still investigating subrogation options.

## 3. Building Insurance Renewal

- Management reported that the building's insurance was renewed on **April 19, 2021**. As a reminder, the deductibles remain unchanged from the previous year and are as follows:

All loss (fire) Deductible: **\$25,000.00**

Vacant Units All Loss Deductible: **\$100,000.00**

Water Deductible: **\$100,000.00**

**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 contact their insurance broker/insurance company and have them adjust your condominium insurance policy to cover you up to the new deductibles.**

## J. NEXT MEETING

The next meeting of the Strata Corporation will be the **Strata Council Meeting** to be held on:

**Tuesday, January 18, 2022**

**At 6:00 pm**

**The meeting will be held in the Amenity Room**

## K. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 7:11 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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