



Strata Plan BCS 3037

NOTICE 通知



**RESIDENTS MUST ACCEPT ALL DELIVERIES
IN THE LOBBY**

住户必须在一楼大厅领取快递/外卖

THANK YOU FOR YOUR CO-OPERATION

Your Strata Council



www.centrepointstrata.com
THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, OCTOBER 5, 2021

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, October 5, 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 6:09 pm by the Strata Council President, Nick Canosa.

B. CALLING OF THE ROLL

The Strata Council Members present were Nick Canosa, Jason Wang, Jeff Leong, Bruce Partridge, and Kevin Lam, with regrets from Mehran (Michael) Shekahi and Raymond Lee. 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 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 Jason Wang and SECONDED by Kevin Lam, it was RESOLVED that the minutes from the previous Strata Council meeting held on Tuesday, June 15, 2021, be APPROVED as distributed.

E. RESIDENT MANAGER REPORT

A-1 Fire Supplies Ltd.

- July 12 and 13, 2021: Performed the backflow in the sprinkler system in the parkade for two days.

Abrahams Home Improvements

- August 31, 2021: Reinforced the door frame of the mailroom.

Across Town Plumbing

- August 20, 2021: Repaired an issue in a 6th-floor unit due to a clogged drain causing a backing up of water on the kitchen sink.

Better Lock Group

- July 22, 2021: Repaired the sheet metal in the mailroom door due to the break-in attempt.
- September 14, 2021: Repaired the door latch on the amenity room.

Garaventa Lift

- July 23, 2021: Performed scheduled maintenance on the lift in the stairway to the garbage room.

Haakon Services

- July 4 and 9, 2021: Reviewed the PVR in the 16th-floor mechanical room due to hot water issues in several units.
- July 28, 2021: Performed scheduled maintenance on the air filters and motors in the building

High Volt Electric

- July 20, 2021: Repaired the parking gate at Hazel St. entrance due to breaking into that gate and the parking.
- September 24, 2021: Performed scheduled maintenance to the parkade gates.

John's Glass Ltd.

- July 22, 2021: Carried out repair work on a 10th-floor unit's window.
- August 18, 2021: Repaired an issue on a 32nd-floor unit's balcony.

ORKIN Pest Control

- July 16, 2021: Performed scheduled maintenance in traps in the building.
- August 18, 2021: Performed scheduled maintenance in traps in the building.
- September 15, 2021: Performed scheduled maintenance in traps in the building.

Pacifico Cleaning Services

- August 31, 2021: Cleaned and washed all the carpets in hallways throughout the building.

PGA Systems Ltd.

- September 1, 2021: Repaired issues with the buzzer in units #608 and #1007.
- September 30, 2021: Installed the KeyScan program on the new security computer, working fine.

Platinum Pro-Claim Restoration

- July 2021: Worked on the units affected by the flood.
- August 2021: Worked on the units and hallways affected by the flood.
- September 2021: Worked on hallways affected by the flood, replacing carpets, and repairing baseboards.

PumpHouse Fitness

- July 14, 2021: Performed scheduled maintenance to the Gym equipment.
- August 26, 2021: Performed scheduled maintenance to the Gym equipment.

ThyssenKrupp

- September 21 and 22, 2021: Performed scheduled maintenance on the elevators.

West Coast Building Restoration Inc. (WCBR)

- July 19, 2021: Installed a canopy in the boiler room door to avoid leaks inside the room.

- September 20 and 21, 2021: Repaired and welded the crack in the metal frame on a 35th-floor unit's balcony.
- September 29 and 30, 2021: Repaired some concrete crack issues in the balcony of a unit on the 35th floor.

XTR Building Services Ltd.

- July 2021: Continued to work on the eyebrow remediation on the north side of the building.
- August 2021: Continued to work on the eyebrow remediation on the north side of the building.
- September 2021: Continued to work on the eyebrow remediation on the north side of the building and townhouses.

OTHER

- The Building Manager received several complaints from residents regarding the same tenant creating excessive noise throughout the day. Management was asked to contact the tenant's landlord regarding the situation.
- An owner reported a minor water leak into their unit. Management dispatched Acrosstown Plumbing, the Strata's plumber, to investigate.
- Several residents are plugging their electric vehicles into the electrical outlets in the parkade without receiving permission from the Strata Corporation.

Any resident interested in using an electrical outlet in the parkade in charge of their electric vehicle is asked to please contact the Building Manager via email at managercentrepoint@gmail.com.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Treasurer, Bruce Partridge, reported that he had reviewed the Financial Statements for May through July 2021 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 May through July 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 by-laws. Owners who do not pay their Strata Fees on time are fined \$100.00 per month plus interest per the Strata Corporation by-laws.

G. REPORTS

1. Management

Management reported as follows:

- The Strata Council commented that Contour Landscaping, the building's new landscaper, has been doing a good job maintaining the building's landscaping.

- Orkin, the building's pest control vendor, recommended that the Strata replace the soil around the building with rocks to help prevent pests from easily burrowing into the soil. This item was completed.
- Orkin attends monthly to inspect and replenish the building's bait stations, as necessary. They reported that pest activity at the bait stations is normal.
- On October 8, 2021, the dry fire sprinkler system in the parkade will be winterized.
- An owner on the 18th floor reported a possible water ingress through the building's envelope. Management brought West Coast Building Restoration to investigate.
- As part of the annual maintenance plan, Pacifico Cleaning Services cleaned the building's common area carpets, on August 31, 2021
- In mid-June, the domestic hot water low flow and high flow pressure regulating valves servicing the 15th to 25th floors failed and needed to be replaced at a total cost of \$3,000.00.
- Management received the annual elevator operating permits from Technical Safety BC.
- The Strata Corporation received the warranty documents from Brighter Mechanical as the building's re-pipe on August 27, 2021.
- During the summer, a garbage room exhaust fan failed and needed to be replaced.
- The painting touch-ups on the west side of the 3rd floor's exterior, as approved by the Council, were completed.
- Management received the building's annual insurance appraisal. The building now has a replacement construction value of \$93,000,000.00, not including land.
- To help increase building security, the Council passed the following Council Rule:

Residents must go down to the main lobby to receive all deliveries. Notices will be posted in the building.

- The Strata Corporation received a request from a Bailiff to gain building access. The Strata's lawyer advised that the Strata not provide access to the common areas without the Bailiff first providing a court order.

2. Security

- Management reported that someone gained access into the commercial parking lot through the Hazel Street Gate. As a result, several vehicles were broken into. The damage to the gate was repaired.
- *Residents - please be reminded that access to the mailroom is now limited from 8:00 am to 8:00 pm seven days a week.*

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 Council reviewed seven (7) complaints received in June, and five (5) complaints received in July for residents allegedly violating Strata Corporation by-law 47. (1).

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.

After a thorough review of the complaints and relevant evidence, the Strata Council directed Management to send fine letters to all twelve (12) residents.

As a reminder, the Strata Corporation has installed signage on and around the gates, reminding residents to wait for the gate to close completely before proceeding to their destination.

- The Strata Corporation received an appeal from a resident for a fine for allegedly creating excessive noise during the building's quiet hours.

After careful deliberation, the Strata Council agreed to reduce the fine down to a warning.

- In between meetings, the Strata Corporation received a complaint from a resident regarding a resident in neighbouring suite smoking on their balcony.

After careful review, the Strata Corporation directed Management to send a by-law infraction letter.

- The Strata Corporation received correspondence from an owner requesting that permission to install an air conditioning unit in their strata lot.

The Strata Council responded that at this point, the Strata is only allowing portable units. However, the Strata Council agreed to review options to allow owners to install air conditioning units.

- The Strata Corporation received seven appeals from residents regarding fines they had received for allegedly not waiting for the parkade to close fully before proceeding to their destination. After careful consideration, the Strata Council made the following decisions:
 - The Council agreed to reduce six by-law violations down to a warning.
 - The Council agreed to rescind one by-law violation, as the resident explained that they were exiting the building during an active fire alarm.
- In between meetings, the Strata Corporation received a complaint from a resident regarding excessive noise coming from the unit above their unit due to unauthorized flooring renovations. The Strata Council directed Management to send a by-law infraction letter.
- The Strata Corporation continues to receive a complaint from a resident regarding construction noise emanating from a neighbouring unit. The Strata is trying to source the noise; however, they were able to eliminate the unit above as the noise source.
- The Strata Corporation was made aware of a possible unauthorized renovation of a unit's flooring. The unit's owner denied the claims; however, the Council is confident that the unit's flooring had been changed and directed Management to arrange for an inspection.
- In between meetings, the Strata Corporation issued a fine to a resident who let her garbage leak onto the common area carpets several times. The resident appealed the fine, stating that they had not received a warning about the matter.

After careful review, the Strata Council declined the appeal. The fines remain on the Strata Lot's account.

- In between meetings, several residents had moved without arranging the move with the Building Manager beforehand. The Strata Council directed Management to send by-law infraction letters.

Residents are reminded that the by-laws require moves to be coordinated with the Building Manager seven (7) days prior notice, before any move.

H. UNFINISHED BUSINESS

1. Eyebrow Remediation (In progress)

- Much of the work has been completed. The Council voiced that the north side of the building looks refreshed and like new and happy with the results.

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

- At the next Annual General Meeting, the Strata Council will put forward a Special Resolution to install four E.V. Charging Stations in the visitor's parking area.

3. 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 sixth-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.

*As required by the Provincial Health Officer, **masks must be worn** in all common areas, including the common hallways, elevator lobbies, and the parkade.*

I. NEW BUSINESS

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

- The building's annual security audit started September 1, 2021, and will end on October 31, 2021.
- Residents who do not complete the audit will have their fobs deactivated and need to complete the audit to get them reactivated and fined per the by-laws.

2. Insurance Loss – April 25

- The repairs are essentially complete, with only deficiencies repairs needing to be completed. The Strata's insurance broker is exploring 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:

<u>All loss (fire) Deductible:</u>	<u>\$25,000.00</u>
<u>Vacant Units All Loss Deductible:</u>	<u>\$100,000.00</u>
<u>Water Deductible:</u>	<u>\$100,000.00</u>

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.

K. NEXT MEETING

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

Monday, November 16, 2021
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 7:41 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.**

885 Helmcken Street
Vancouver, BC, V6Z 1B1
Ph. 604-685-8830 Fax: 604-685-1423
Email: Vancouver@quaypacific.com