

SEA VISTA STRATA NW 367

Meeting Thursday, January 7, 2015

Chair Person: Jack Broadbent

Present: Jack Broadbent, Susan Clark, Mike Matheson, Deanne Barber, Yvonne Henderson

Absent: Pat Carr

Meeting Called to Order: 7:00

Approval of Agenda:

Moved: Susan Clark Seconded: Jack Broadbent

"... that the agenda be approved "

Approved Unanimously

Approval of Minutes:

Moved: Mike Matheson Seconded: Yvonne Henderson

"... that the minutes of December 15, 2014 meeting be approved."

Approved Unanimously

NEW BUSINESS:

1. Annual General Meeting date set for Thursday, January 29th, 2015 .

2. Budget discussed to present at Annual General Meeting.
Moved: Yvonne Henderson Seconded: Jack Broadbent
Budget approved unanimously

Adjournment: 8:00

SEA VISTA STRATA NW 367
ANNUAL GENERAL MEETING
January 29, 2015

Minutes

Certification of Proxies: There were no proxies given.

Verification of Quorum: A quorum was verified. See list of attendees.

Proof of Notice of Meeting: The notice was included in the information package and posted in three areas in the building.

Present:

#101	Judy Peterson (Arr. 7:30 pm)	#203	Susan Clark
#102	Patti Brook	#204	Mike Matheson
#103	Merna Hildebrandt	#205	Pat Carr
#104	Deanne Barber	#302	Paul Tietzen
#105	Janet Macdonald	#303	Sharyn Broadbent
	Gordon Kachuk		Jack Broadbent
#201	John Henderson	#304	Cori Charette
	Yvonne Henderson	#305	Alan Florczyk
#202	Debbie Nissila		Wanda Florczyk

Absent: # 301 Karen and John Cline

Approval of Agenda: **Moved:** Deanne Barber **Seconded:** Cori Charette
“...that the agenda be approved.”

Approved Unanimously

Approval of Minutes: **Moved:** Sharyn Broadbent **Seconded:** Cori Charette
“...that the minutes of the Feb.6, 2014 AGM be approved.”

Approved Unanimously

OLD BUSINESS:

Depreciation Report: A discussion of the importance of the Depreciation Report took place. It was explained that the report provides a guideline for future repairs and suggests projected costs for repairs to and replacement of building components. Owners were encouraged to read the document.

REPORTS:

President’s Report - Jack Broadbent - see attachment

Fire and Safety Report - Yvonne Henderson

- annual fire inspection done Dec. 10, 2014

- hard wired smoke alarms are now checked by Vancouver

Fire and Security and requires access to all suites

INSURANCE:

The strata insurance agent continues to be **HUB International Coastal Insurance Brokers**. Owners were encouraged to check their personal policies for upgrade and deductible coverage. Home Maintenance Checklists were passed out.

Moved: Yvonne Henderson **Seconded:** Susan Clark
“...that the payment of the insurance premium for 2016 be financed over 9 months, from January to September 2016.”

Approved Unanimously

BUDGET:

Moved: Yvonne Henderson **Seconded:** Patti Brook
“...that the budget, with an increase of \$20 per suite per month in strata fees, calculated using unit entitlement, be approved”

Motion Passed
10 for 4 against

BUDGET: (continued)

Moved: Yvonne Henderson

Seconded: Patti Brook

“...that as of December 31, 2015, any monies in the Chequing Account that exceed \$3000, after expenses for the year are covered, be transferred to the Contingency Reserve Fund Chequing Account.”

Approved Unanimously

NEW BUSINESS:

1. Repairs to Garage Wall and Drainage Tiles:

Moved: Yvonne Henderson

Seconded: Deanne Barber

“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that the repairs to the east garage wall and drainage tiles abutting the wall be financed through an assessment of \$14,000 and up to \$5,000 taken from the Contingency Reserve Fund.

Motion Defeated

2 for 12 against

This motion was defeated as Council had been unable to gather sufficient data, before the meeting, for a decision to be made. Investigation of the situation is ongoing.

2. Carpets and Suite Doors:

a) **Moved:** Yvonne Henderson

Seconded: Sharyn Broadbent

“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that the carpets in the common areas and all suite doors be replaced at a cost of \$35,000 to be financed through an assessment.

Motion Defeated

1 for 13 against

b) **Moved:** Susan Clark

Seconded: Sharyn Broadbent

“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that the carpets in the common areas be replaced and all suite doors be painted at a cost of \$25,000 to be financed through an assessment.

Motion Defeated

6 for 8 against

c) **Moved:** Susan Clark

Seconded: Sharyn Broadbent

“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that the carpets in the common areas be replaced at a cost of \$19,000 to be financed through an assessment.

Motion Defeated

10 for 4 against

d) **Moved:** Patti Brook

Seconded: Janet Macdonald

“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that all suite doors be replaced at a cost of \$17,000 to be financed through an assessment.

Motion Defeated

0 for 14 against

- e) **Moved:** Patti Brook **Seconded:** Sharyn Broadbent
“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that all suite doors be painted at a cost of \$8,000 to be financed through an assessment.

Motion Defeated
0 for 14 against

3. Amendment to Bylaws:

- a) **Moved:** Mike Matheson **Seconded:** Deanne Barber
“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that Bylaw Div. 1 Sect. 5 be amended to read a maximum of one suite may be rented except as provided for in sections 142, 143 and 144 of the Strata Property Act.

Motion Defeated
0 for 14 against

- b) **Moved:** Mike Matheson **Seconded:** Patti Brook
“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that Bylaw Div. 1 Sect. 5 be amended to read a maximum of two suites may be rented except as provided for in sections 142, 143 and 144 of the Strata Property Act.

Motion Defeated
0 for 14 against

- c) **Moved:** Mike Matheson **Seconded:** Deanne Barber
“...that the following resolution be approved by a 3/4 vote”

BE IT RESOLVED that Bylaw Div.1 Sect. 7(13) be amended to read an owner, tenant or occupant must not keep any pets on a strata lot other than one cat.

Motion Defeated
8 for 6 against

Discussion Item:

Proposal that the recreation meeting room be made into an exercise gym and pool table room.

The following questions were raised:

- how will the equipment and its maintenance be funded
- what legal safeguards need to be in place (re: liability/waivers etc.)
- what are the insurance implications
- how will access be restricted. Usually, in new buildings, gym areas are separate from the meeting room / recreational area and are in a secured area

ELECTION of COUNCIL: The following council members were elected unanimously

Susan Clark	Pat Carr	Deanne Barber
Jack Broadbent	Yvonne Henderson	

Adjournment: The meeting was adjourned at 9:30 pm

Sea Vista – NW 367

Presidents Report: February 2014 – January 2015

- A final copy of the Depreciation Report arrived in February.
- Outside lights done were by Peace Arch Electric.
- Gandy Installations attended and inspected our make-up air exchange. They determined it was not working which was causing the majority of the odors in the common area. Repairs have been done.
- Spanish Banks Reno did work to the wall in the garage. Additional work is required and has been completed within our yearly budget.
- Hallway lighting sconces have been replaced.
- A number of owners had requested and have received approval to do renovations to their suites throughout the year.
- Interior cleaners were changed this year. We are still working on a suitable replacement. The service we were receiving was not acceptable so change was necessary.
- The power-washing and soft scrub of the east and north walls has been completed.
- Trident Keys was contracted to re-key the building, reducing the amount of keys the owners now require. Security has been upgraded in both entries to the building.
- Columbia Sprinkler Systems was appointed to do the yearly maintenance system.
- Electrical repairs were completed, including the new outside lighting. It is a great improvement.
- Landscapers removed trees that had overgrown in the area around the ground level decks. They have been replaced with more appropriate bushes.
- The water heater (boiler) required replacement. Council had it replaced. Funds have been taken from our Contingency Reserve Fund.
- A courtesy and security reminder had been sent to all owners. There has been a marked improvement in both areas. Thank you to all owners!
- There were a number of new Council members. Thank you to everyone for their hard work. Special thanks to Yvonne Henderson as we would not have possibly survived without all of her help. Susan Clark was also a big help to a new Council President.
- This is a self-managed building which is only possible because of a small group of individuals who give their time and expertise. I would personally like to see some new members to the Council. We need people who want to be involved.

Sea Vista Strata Plan NW 367
Approved Budget for 2015

Strata Fees Income 61383.00

OPERATING EX:

Utilities Hydro 5000.00

Gas 10000.00

Water 2000.00

Cleaning 3000.00

Gardening River Rock 4000.00

Other 1000.00

Elevator 3500.00

Building 8000.00

Fire Safety 900.00

Fire Safety Upgrades 0.00

MISC Operating Expenses

Mem.Fees

Office

Stamps

Paper

Copies etc.

Workshops

Bank Charges

TOTAL 700.00

Legal Fees 350.00

Insurance 12660.00

Int to Finance Ins 394.35

Window Cleaning 850.00

Window Replacement 1000.00

Consultation Fees 00.00

TOTALS 53354.35

CRF: 8000.00

**SEA VISTA STRATA NW 367
ANNUAL GENERAL MEETING
Thursday January 29, 2015**

The following schedule of strata fees was approved at the Annual General Meeting on January 29, 2015.

Schedule of strata fees:

Suites 101,201,301	-	\$350.00/month	(\$45.20/mo to CRF)
Suites 102,202,302	-	\$345.00/month	(\$44.53/mo to CRF)
Suites 103,203,303	-	\$335.50/month	(\$43.33/mo to CRF)
Suites 104,204,304	-	\$345.50/month	(\$44.60/mo to CRF)
Suites 105,205,305	-	\$345.50/month	(\$44.60/mo to CRF)

Please give post dated cheques for **March 1, 2015 to February 1, 2016** inclusive to Yvonne Henderson on or before **February 23, 2015**.

****Cheques are to be made payable to Strata Plan NW 367**

SEA VISTA STRATA NW 367
Council Meeting
Saturday February 14, 2015

Minutes

Present : Jack Broadbent, Pat Carr, Yvonne Henderson
Absent: Deanne Barber, Susan Clark
Chairperson: Jack Broadbent
Meeting Called to Order: 10:50 am

Approval of Agenda:

Moved: Jack Broadbent Seconded: Pat Carr
“...that the agenda be approved.”

Approved Unanimously

Approval of Minutes:

Moved: Jack Broadbent Seconded: Pat Carr
“...that the minutes of the meetings of January 7, 2015 be approved”

Approved Unanimously

ELECTION OF OFFICERS:

President: Jack Broadbent **Vice President:** Pat Carr
Secretarty/Treasurer: Yvonne Henderson

OLD BUSINESS:

1. Drains Tiles and East Wall:
Investigation and consultation is ongoing.
2. Contract with Gardener:
The contract with River Rock Landscaping has been renewed.
3. Maintenance Proposal - Ian Brown
Council will have Ian come to a meeting to discuss his maintenance program.

NEW BUSINESS:

4. Non-council Members Representing Council:
Non-council members must have written authority to represent the strata.
5. Garbage Collection:
Council will continue to gather information on changes to garbage collection and will investigate companies recommended by the city.

6. Uninsured Auto:

The owner of SL3 will receive a letter regarding an uninsured vehicle parked in the garage.

7. Proposal re: Lighting in Garage

Council will investigate changes to lighting system in the garage.

8. Correspondence:

DATE		TO	FROM	SUBJECT
Dec.19, 2014	Letter	Owner SL3	Strata	Fortis Rebate
Dec.19, 2014	Letter	Owner SL7	Strata	Fortis Rebate

9. Meeting Adjourned: 12:20 pm

Next Regular Council Meeting:

Next regular council meeting: **Saturday, March 14, 2015 - 10:30 am.**

SEA VISTA STRATA NW 367
Council Meeting
Saturday March 14, 2015

Minutes

Present : Jack Broadbent, Pat Carr, Yvonne Henderson, Deanne Barber,
Ian Brown (9:30 – 9:45 am)

Absent: Susan Clark

Chairperson: Jack Broadbent

Meeting Called to Order: 9:30 am

Approval of Agenda:

Moved: Deanne Barber
“...that the agenda be approved.”

Seconded: Jack Broadbent

Approved Unanimously

Approval of Minutes:

Moved: Pat Carr
“...that the minutes of the meetings of February 14, 2015 be approved”

Seconded: Yvonne Henderson

Approved Unanimously

OLD BUSINESS:

1. Water Issues – North East Side of Building:

There are two issues affecting the north-east side of the building:

- drainage of water from the roof
- ingress of water in the garage

To alleviate the drainage of water from the roof, it has been recommended an additional scupper be installed.

To deal with the water in the garage, it has been recommended the cold seal at the top of the garage wall be sealed.

Once council receives quotes for these items, a date will be set for a special general meeting.

2. Maintenance Program Proposal - Ian Brown:

This item is deferred to a later date.

3. Repairs to Drain – Recreation Room

SWR Drains replaced the drain above the ceiling in the recreation room as it was rusted, due to standing water and to the use of corrosive drain cleaners.

A bottle of the enzyme based Zep Drain Care Solution has been provided to each suite for use in all drains. Repairs to the ceiling will be done as soon as possible.

4. Garden Projects:

Council will ask Susan Clark if she will continue to liaise with River Rock Landscaping regarding grounds maintenance.

5. Wall Sconces:

G & G Electric will be asked to check the new wall sconces to see why bulbs are burning out so quickly.

6. Garbage Collection: Meeting at City Hall

A meeting will be held on **April 1, 2015 from 6:30 to 8:30 pm.** to discuss information on the end of multifamily collection of garbage, organics and recycling as of **June 30.**

Any owners interested in attending this meeting, please contact Yvonne Henderson.

7. G & G Electric Quote:

Council is waiting for a quote on changing the lighting in the garage to one using LED bulbs.

8. Update on Cleaners:

CleanIt Company has been working in our building for the past month and a half. Council is very pleased with the results.

9. Vancouver Fire and Security:

Yvonne Henderson will contact Vancouver Fire and Security to discuss items in the annual inspection report.

10. Correspondence:

DATE		TO	FROM	SUBJECT
Feb. 25, 2015	Letter	Owner SL 3	Council	Bylaw Div1 Sect 9(7)

11. Meeting Adjourned: 10:30 am

Next Regular Council Meeting: April 22, 2015 at 6:30 pm in the recreation room.

SEA VISTA STRATA NW 367
Council Meeting
Wednesday April 29, 2015

MINUTES

Present : Jack Broadbent, Pat Carr, Yvonne Henderson, Deanne Barber,
Susan Clark
Chairperson: Jack Broadbent
Meeting Called to Order: 6:30 pm

Approval of Agenda:

Moved: Pat Carr **Seconded:** Deanne Barber
“...that the agenda be approved, with the addition of 8a and b.”

Approved Unanimously

Approval of Minutes:

Moved: Yvonne Henderson **Seconded:** Pat Carr
“...that the minutes of the meeting of March 14, 2015 be approved”

Approved Unanimously

OLD BUSINESS:

1. Lights in Garage: Sea Vista will not change the lighting system in the garage to the LED format. Existing ballasts will be repaired or replaced as necessary.

2a. Roof: After observing the situation carefully over the past several months, it has been decided that the water on the roof can be dealt with by cleaning the gutters more often. An additional scupper on the roof will be discussed when it is necessary to replace the torch-on on the flat sections of the roof.

2b. East Wall: The cold joint at the top of the east wall in the garage will be repaired to prevent any further water ingress. Funding for this project will be decided at the Special General Meeting in June.

Moved: Susan Clark **Seconded:** Deanne Barber
“...that Ian Brown be contracted to do the repairs on the cold joint at the top of the east wall in the garage at a cost of approximately \$3000.”

Approved Unanimously

3. Repairs to Ceiling in Rec Room: Strata is waiting for Handy Hands to make repairs to the ceiling in the recreation room. Monies for the repairs to the drain pipe and ceiling will be taken from the Contingency Reserve Fund. This repair had to be done immediately and is covered under section 98(3) of the Strata Property Act.

4. Roof Hatch Repair:

Moved: Pat Carr **Seconded:** Susan Clark
“...that the roof hatch be replaced. Ian Brown will be contracted to carry out the work.”

Approved Unanimously

5. Contract for Garbage Removal:

Susan Clark will meet with Waste Management of Canada to discuss their garbage removal services.

6. Maintenance Schedule: Windows, Main Drains, Dryer Vents, Air Exchange Unit

Companies will be contacted to arrange to have the drains snaked, the dryer vents cleaned, and the air exchange unit serviced. Once dates have been confirmed, owners will be sent a notice. Please print and keep this notice for future reference.

7. Maintenance Proposal:

Moved: Jack Broadbent

Seconded: Pat Carr

“...that Ian Brown carry out a review of the building and produce a report identifying maintenance issues needing immediate attention during the coming year.”

Approved Unanimously

8a. Maintenance of Slab on East Side of Building:

Weeds growing between the paving stones on the slab on the east side of the building will be dealt with as soon as possible.

8b. Front Patio:

The front patio will be sealed and painted again this year. When this happens is dependent on the weather.

NEW BUSINESS:

9. Date for Special General Meeting:

A date will be set for a Special General Meeting to update owners on issues raised at the AGM. Hopefully this meeting will take place during the latter part of June.

10. Meeting Adjourned: 8:15 pm

Next Regular Council Meeting:

May 19, 2015 - 6:30 pm - recreation room

SEA VISTA STRATA NW 367
Council Meeting
Tuesday May 19, 2015

MINUTES

Present: Jack Broadbent, Pat Carr, Yvonne Henderson, Susan Clark
Absent: Deanne Barber
Chairperson: Jack Broadbent
Meeting Called to Order: 6:35 pm

Approval of Agenda:

Moved: Yvonne Henderson
“...that the agenda be approved.”

Seconded: Pat Carr

Approved Unanimously

Approval of Minutes:

Moved: Jack Broadbent
“...that the minutes of the meeting of April 29, 2015 be approved”

Seconded: Susan Clark

Approved Unanimously

OLD BUSINESS:

1. Contract for Garbage Removal:

Moved: Susan Clark
“...that Waste Management be contracted to collect Sea Vista's garbage, organic waste and materials for recycling, as of July 1, 2015.”

Seconded: Jack Broadbent

Approved Unanimously

2. Special General Meeting:

A Special General Meeting will be held **Wednesday June 17, 2015** at 7:00 pm in the Recreation Room.

3. SWR Drain Service:

SWR Drain Service will be here to clean the drains in the interior of the building. Notice will be sent to owners once a date has been set.

4. Meeting Adjourned: 8:00 pm.

Next Regular Council Meeting:

Wednesday July 15, 2015 6:30 pm Recreation Room

SEA VISTA STRATA NW 367
SPECIAL GENERAL MEETING
June 17, 2015
MINUTES

Certification of Proxies For: Karen Cline*, Patti Brook*, Judy Peterson*, Pat Carr*, Janet Macdonald*, Cori Charette (7:25pm)

Verification of Quorum: Quorum is verified by the list of those in attendance and proxies.
*denotes owner(s)

Present:

#102 – Merna Hildebrandt*	#204 – Mike Matheson*
#104 – Deanne Barber*	#302 – Pat Tietzen*
#105 – Gordon Kachuk	#303 – Jack and Sharyn Broadbent*
#201 – John and Yvonne Henderson*	#304 – Cori Charette (left at 7:25pm)*
#202 – Debbie Nissila*	#305 – Allan and Wanda Florczyk*
#203 – Susan Clark*	

Absent:

#101 – Judy Peterson	#205 – Pat Carr
#103 – Patti Brook	#301 – Karen and John Cline
#105 – Janet Macdonald	#302 – Paul Tietzen
#203 – Graham Longmuir	#304 – Cori Charette (7:25pm)

Proof of Notice of Meeting: Notice was included in materials received for the SGM as well as being posted in the building.

Meeting Called to Order: 7:05 pm

Chairperson: Jack Broadbent

Approval of Agenda:

Moved: Yvonne Henderson

Seconded: Susan Clark

“... that the agenda be approved, with the correction of #4 being the proposed approval of deposit for the removal of the liquid amber tree, #5 being the proposed new bylaw, and #6 being the proposed removal of furniture from the recreation room.”

Approved Unanimously

NEW BUSINESS:

1. Payment of Repairs to Basement Wall:

Moved: Jack Broadbent

Seconded: Susan Clark

“...that the following resolution be approved.”

BE IT RESOLVED that the funds for the repair of the cold joint on the east side of the building be paid from the Contingency Reserve Fund.”

Approved Unanimously

2. Assessment for Carpet Replacement:

Moved: Susan Clark

Seconded: Wanda Florczyk

“...that the following resolution be approved.”

BE IT RESOLVED that the carpets in the common areas be replaced at a cost of up to \$21,000 to be financed through the following assessment:

Assessment schedule

	(1 payment)	(2 = payments)	(4 = payments)
Suites 101, 201, 301	\$ 1423.80	\$ 711.90	\$ 355.95
Suites 102, 202, 302	\$ 1402.80	\$ 701.40	\$ 350.70
Suites 103, 203, 303	\$ 1365.00	\$ 682.50	\$ 341.25
Suites 104, 204, 304	\$ 1404.90	\$ 702.45	\$ 351.22 x 3 + \$351.24
Suites 105, 205, 305	\$ 1404.90	\$ 702.45	\$ 351.22 x 3 + \$351.24

These calculations are based on unit entitlement.

Note the payments for the 04 and 05 suites are not equal over the 4 payments – the last payment being \$0.02 greater than the other three – to total \$1404.90

Payment Options:

1 payment due	September 1, 2015	
2 equal payments due	September 1, 2015	November 1, 2015
4 equal payments due	September 1, 2015 October 1, 2015	November 1, 2015 December 1, 2015

Approved 13 For 2 Against
This motion passed a 3/4 vote

**** Jack Broadbent will obtain several estimates for the replacement of the carpets.**

3. Removal of Liquid Amber Tree:

Moved: Yvonne Henderson

Seconded: Pat Tietzen

“...that the following resolution be approved.”

BE IT RESOLVED that the liquid amber (maple) on the west side of the front yard be removed and replaced with a smaller variety of tree.

Approved Unanimously

4. Security Deposit for Tree Removal:

Moved: Jack Broadbent

Seconded: Deanne Barber

"...that the following resolution be approved."

BE IT RESOLVED that the security deposit of \$2,000 for the removal of the liquid amber (maple) on the west side of the front yard be taken from the Contingency Reserve Fund.

Approved Unanimously

5. New Bylaw:

Moved: Yvonne Henderson

Seconded: Susan Clark

"...that the following resolution be approved."

BE IT RESOLVED that the following be added as a Sea Vista Strata Bylaw.

Division1 Section 7 Subsection 17

No recycling, organic waste or garbage may be stored on balconies or decks.

Approved Unanimously

6. Removal of Furniture from Rec Room:

Moved: Wanda Florczyk

Seconded: Merna Hildebrandt

"...that the piano be removed from the recreation room."

Approved

11 For 4 Against

Moved: Wanda Florczyk

Seconded: Merna Hildebrandt

"...that the pool table be removed from the recreation room."

Not Approved

4 For 11 Against

Moved: Wanda Florczyk

Seconded: Merna Hildebrandt

"...that the shuffleboard table be removed from the recreation room."

Not Approved

3 For 12 Against

INFORMATION ITEM:

Garbage and Recycling:

Strata signed a one year contract, beginning July 1, 2015, with Waste Management.

Susan Clark discussed the new garbage and recycling requirements.

- all organic waste must be wrapped in paper and placed in the organic recycling bin
- mixed paper not used for organic waste is to be placed in the appropriate bin. Owners are asked to flatten any paper containers and to cut cardboard into small pieces to make the best use of the space
- as before, owners are asked to wash out tins and bottles to be placed in the mixed materials bin
- any materials not allowed in the recycling bins will be placed in the regular garbage container behind the building. This bin will be locked.
- signs will be put up near the bins in the garage to assist owners with sorting items
- organics and mixed paper will be picked up each week
- mixed paper and co-mingled bins (glass, plastic, tins) will be picked up on even weeks

ADJOURNMENT: 8:25 PM

SEA VISTA STRATA NW 367
Council Meeting
June 30, 2015

MINUTES

Present : Yvonne Henderson, Susan Clark, Pat Carr

Absent: Deanne Barber, Jack Broadbent

Chairperson: Pat Carr

Meeting Called to Order: 4:05 pm

1. Request Permission for Renovations:

Moved: Pat Carr

Seconded: Susan Clark

“...that permission be given to the owner of Strata Lot 10 to carry out the renovations outlined on the request form dated June 27, 2015.”

Approved Unanimously

Meeting Adjourned: 4:15 pm

SEA VISTA STRATA NW 367
Council Meeting
Wednesday - July 15, 2015

MINUTES

Present: Pat Carr, Jack Broadbent, Susan Clark, Yvonne Henderson
Absent: Deanne Barber
Chairperson: Jack Broadbent
Meeting Called to Order: 6:35 pm

Approval of Agenda:

Moved: Susan Clark
“...that the agenda be approved.”

Seconded: Pat Carr

Approved Unanimously

Approval of Minutes:

Moved: Jack Broadbent
“...that the minutes of the meetings of May 19, 2015 and June 30, 2015 be approved”

Seconded: Yvonne Henderson

Approved Unanimously

OLD BUSINESS:

1. Tree Removal: The application for the removal of the liquid maple has been completed and will be submitted to the City of White Rock.

2. Carpet Replacement: Quotes will be obtained and reviewed as soon as possible.

3. Building Maintenance: Regular maintenance has been completed on the drains, dryer vents, and the elevator. Thanks to everyone for your patience and cooperation during the times the work was being carried out.

4. Oil Clean-up: Owners are asked to make sure any oil spills or other stains are cleaned from parking spaces during the coming week.

NEW BUSINESS:

5. Garage Clean-up: Our yearly garage clean-up will be held on **SATURDAY - JULY 25, 2015** beginning at **9:00 am**.

Please be sure any items in the extra storage room are stored neatly and have your suite number on them. Any unmarked items will be removed.

Correspondence:

DATE		TO	FROM	SUBJECT
June 25, 2015	e-mail	Strata Council	Owner SL10	Request Permission to Renovate
June 30, 2015	Letter	Owner SL10	Strata Council	Permission to Renovate
July 12, 2015	letter	Strata Council	Owner SL15	Carpet Information

Meeting Adjourned: 7:30 pm

Next Regular Council Meeting: Notice will be sent out when a date has been determined.

SEA VISTA STRATA NW 367
Council Meeting - Wednesday September 2, 2015

MINUTES

Present : Jack Broadbent, Pat Carr, Yvonne Henderson
Absent: Susan Clark, Deanne Barber
Chairperson: Jack Broadbent
Meeting Called to Order: 9:00 pm

Moved: Pat Carr

Seconded: Yvonne Henderson

“...that the owner of SL4 be sent a letter regarding Sea Vista Strata Bylaw Section 32(3).”

Approved Unanimously

Meeting Adjourned: 9:10 pm

SEA VISTA STRATA NW 367
Council Meeting
November 5, 2015

Present : Jack Broadbent, Susan Clark, Yvonne Henderson, Pat Carr
Absent: Deanne Barber
Chairperson: Jack Broadbent
Meeting Called to Order: 7:05 pm

Approval of Agenda: **Moved:** Pat Carr **Seconded:** Susan Clark
 "...that the agenda be approved."

Approved Unanimously

Approval of Minutes: **Moved:** Jack Broadbent **Seconded:** Pat Carr
 "...that the minutes of the meetings of July 15, 2015, August 25, 2015, and
 September 2, 2015 be approved."

Approved Unanimously

OLD BUSINESS:

1. **Cleaners:** Our previous cleaners, CleanIt, decided to limit their work to carpet cleaning only. Council has selected a new cleaner who will begin in the first week of December, if flooring installations have been completed.
2. **Garbage/Recycling Schedule:** The garbage and recycling schedule has been changed again.
 Every Monday – Mixed paper and Composting
 Every 2nd and 4th Monday - Mixed tins and recyclable plastic containers
 Every 2nd and 4th Tuesday - the large container in the lane
 On request - glass jars
3. **Tree Removal and Replacement:** Susan and Yvonne will speak with Aelicia Otto, the City arborist, to discuss trees to be planted to replace the liquid amber that was removed.
4. **Carpet Installation:** Work on the installation of new flooring will start on Monday November 9, 2015.
5. **Registering Bylaws:** **Moved:** Susan Clark **Seconded:** Jack Broadbent
 "... that McElhanney,s Surveying and Engineering company
 register the bylaw passed at our Special General Meeting of
 June 17, 2015."

Approved:

For 3 Abstention: Y Henderson

NEW BUSINESS:

6. **Normac Appraisal:** The total cost replacement of the building has been set at \$ 4,068,000.
7. **Insurance:** HUB International Coastal Insurance will be contacted to submit a quote to insure the building for 2016. The legal coverage with Clark Wilson LLP will be removed from the policy.

- 8. Gardener – New Contract:** The contract with River Rock Landscaping has been signed for 2016
- 9. Back Door:** At times there have been some problems with locking and unlocking the backdoor, from the outside. We will have Spanish Banks Contracting look at it when they are doing their regular maintenance around the building.
- 10. Maintenance:** The following regular maintenance will be booked for early December. Owners will be notified once the schedule has been set.
Garage Door – Creative Doors
Fire Safety Inspection – Vancouver Fire and Security
HVAC - Gandy
- 11. Date for 2016 General Meeting:** The 2016 General Meeting will be held in early February.
- 12. Christmas Party:** Our annual Christmas get-together will be held on December 17th beginning at 6:30pm.

13. Correspondence:

DATE		TO	FROM	SUBJECT
Sept. 2, 2015	Letter	Owner SL4	Council	Bylaw 32(3)
Sept. 12, 2015	Letter	Council	Owner SL15	Carpets

- 14.** Cori Charette will be presented with a small gift to show our appreciation for the work she has done for the strata. This was approved, unanimously, by the council.
- 15. Meeting Adjourned:** 8:30pm

Next Regular Council Meeting: December 10, 2015 at 7pm in the Recreation Room

SEA VISTA STRATA NW 367
Council Meeting
Wednesday December 9 2015

MINUTES

Present : Yvonne Henderson, Susan Clark, Jack Broadbent

Absent: Pat Carr, Deanne Barber

Chairperson: Jack Broadbent

Meeting Called to Order: 7:00 pm

Approval of Agenda:

Moved: Jack Broadbent

“...that the agenda be approved.”

Seconded: Susan Clark

Approved Unanimously

Approval of Minutes:

Moved: Yvonne Henderson

“...that the minutes of the meetings of November 5, 2015 be approved”

Seconded: Susan Clark

Approved Unanimously

OLD BUSINESS:

1. Report from Ian Brown: Ian Brown, from Spanish Banks Contracting, submitted his maintenance report after inspecting the exterior of the building. He will be invited to the January council meeting to outline any proposed work.

2. Oil on Garage Floor: There are several vehicles which appear to be leaking oil. Please check your parking stall to ensure there are no stains on the garage floor. Any stains are to be cleaned as soon as possible. If strata is required to hire someone to do this, the cost will be passed on to the owner(s), as per Bylaw Div. 1 Section 9(2).

3. Flooring Installation: The flooring installation has been completed, except for nosing on several landings. These have been delayed as additional supplies had to be ordered. The main installation has been paid for and additional charges will be billed in the new year.

4. Tree Replacement: An arborist will be contacted to purchase and plant two trees, recommended by the City, to replace the liquid amber.

NEW BUSINESS:

5. Preparing for Wind Storms: Please ensure your balcony furniture is secured so it will not be blown about during severe wind storms.

6. Extra Storage Room: As the fire department will soon be making their annual inspection and indicated there could be some problem with the extra storage room, owners are asked to be sure their belongings are stored in an orderly fashion. Council requests that all extra cardboard be removed from the area, including empty shipping boxes. If you wish to keep these items, please store them in your locker. Owners are reminded that the extra storage room is for the use of all owners and no one should use an inordinate amount of space.

7. Insurance: The strata insurance has been renewed through Hub International.

8. Budget: A preliminary discussion on the 2016 budget was held.

9. AGM: The Annual General Meeting will be held **Thursday, February 18, 2016.**

10. Correspondence:

Nov. 17, 2015 E-mail From Council To Owner SL 15 Re: Flooring

11. Adjournment: 9:00 pm

Next Regular Council Meeting: Date to be determined. Owners will be notified.