
MINUTES OF STRATA COUNCIL MEETING
TAPESTRY- Strata Plan BCS 2645
October 20, 2010

Held at 6:30 p.m. in the Amenity Room

<u>PRESENT:</u>	Wendy Donaldson	- Strata Council President
	Cynthia Tomlin	- Strata Council Vice-President
	John Kim	- Strata Council Secretary
	Kevin Ma	- Strata Council Treasurer
	Alan Ip	- Strata Council Member
	Mira Petrovic	- Property Manager Gateway Property Management
<u>REGRETS:</u>	Tom Grant	- Strata Council Member VCH
	Michael Taylor	- Strata Council Member

CALL TO ORDER

The meeting was called to order at 6:30 P.M.

GUEST 1:

The resident of a suite on the 8th floor of the Heather building attended the meeting to discuss the fine that was applied to his account regarding an alleged bylaw violation. Following discussion, it was agreed that further investigation was required.

RESIDENT MANAGER REPORT

The Resident Manager updated the Strata Council on the main issues in the building, including but not limited to:

- Winterization of the sprinkler system;
- Replacement of the valves in the boiler room;
- Annual generator test;
- Elevator transformer adjustment and replacement; and
- Pest control in the daycare courtyard.

APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON AUGUST 11, 2010

There being no errors and/or omissions, it was moved, seconded and **unanimously carried** to approve the above noted minutes as circulated.

BUSINESS ARISING:

Maintenance Review – Summary of the Building Envelope Recommendations and Costing prepared by Rick MacDonald was presented to the Strata Council. It was decided to review the recommendations in detail and to schedule a meeting with Rick MacDonald in due course.

Maintenance of Stones of the Exterior Walls – Heather Street – It was decided that a test section of the wall would be selectively pressure washed, with the remainder of the wall being deferred to next year. The proposed area is the North-East corner of building on East side section of panels. The test section will be pressure washed with application of environmentally friendly stain/algae removal treatment.

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Sinking Pavers – The sinking interlocking pavers around the front drain in the courtyard just off the 12th Avenue were fixed by Moscone, however, there are again new sections throughout the courtyard which now require attention. Therefore, the Strata Council has decided to approve the re-sanding of the entire courtyard. The Property Manager is to obtain a quotation for this work.

Tree Pruning – It was moved and seconded and **unanimously carried** to defer this item to the next fiscal year as it was not included in the operating budget for this fiscal year.

CORRESPONDENCE

Letter #1 - A letter was sent to the resident of a unit on the fifth floor of the Heather building regarding a gate violation. The response was received and reviewed by the Strata Council members and it was determined that a warning letter be issued.

Letter #2 - A letter was sent to the resident of a unit on the fourth floor of the Heather building for a gate violation with the minimum fine applied.

Letter #3 - A letter was sent to the residents of a unit on the seventh floor Heather building regarding issues with pet hair on the hallway. No further complaints received.

Letter #4 - A letter was sent to the resident of a unit on the second floor of the Avenue building for a gate violation with a minimum fine applied.

Letter #5 - A warning letter was sent to the resident of a unit on the second floor of the Avenue building for a gate violation.

Letter #6 - A letter was sent to the resident of a unit on the first floor of the Avenue building for a gate violation with a fine applied.

Letter #7 - A letter was sent to the resident of a unit on the second floor of the Avenue building for a gate violation with a minimum fine applied.

Letter #8 - A warning letter was sent to the resident of a unit on the third floor Avenue building concerning noise disturbances during late night hours. No further complaints received.

Letter #9 - A warning letter was sent to the resident of a unit on the second floor of the Avenue building for a gate violation. The owner was also reminded to send in a Form K for the current tenant.

Letter #10 - A letter was sent to the resident of a unit on the second floor of the Avenue building for a gate violation with a minimum fine applied.

Letter #11 - A letter was sent to the resident of a unit on the third floor of the Heather building for parking in the visitor parking without a visitor parking pass. Minimum fine was applied.

Letter #12 - A warning letter was sent to the resident of a unit on the third floor of the Heather building for a gate violation.

Letter #13 - A response letter was sent to the resident of a unit on the ninth floor of the Heather building regarding security issues.

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Letter #14 - A letter was received from the owner of a unit on the fifth floor of the Avenue building regarding an interior issue with their unit. The Strata Council has advised the owner to present this issue to the developer.

Letter #15 - A letter was received from the owner of a unit on the first floor Heather building regarding continued rattling noise. The Property Manager was advised to further investigate the files on this issue. The final response will be sent to the owner in due course.

Letters #16 & 17 - Letters were sent to the residents of the Avenue building as their one month notice regarding the expiry of their six months leases of their extra parking stall.

Letters #18-25, 30, 33 & 34 - Letters were sent to the owners as reminders to send their move in fees and their Forms K to Gateway Property Management as soon as possible when they have tenant turnover.

Letter #26 - A letter was sent to the owner of a unit on the second floor of the Heather building concerning complaints for not keeping their dog on the leash. The owner was also reminded to provide Gateway Property Management with a completed pet registration form.

Letter #27 - A letter was sent to the resident of a unit on the fourth floor of the Heather building regarding a gate violation. The response was received and reviewed by the Strata Council members and it was determined that a warning letter be issued.

Letter #28 - A letter was sent to the resident of a unit on the seventh floor of the Heather building regarding a gate violation. The response was received and reviewed by the Strata Council members and it was determined that a warning letter be issued.

Letter #29 - A letter was sent to the resident of a unit on the fourth floor of the Heather building regarding a gate violation. The response was received and reviewed by the Strata Council members and it was determined that a warning letter be issued.

Letter #31 - A letter was received from the owner of a unit on the first floor of the Avenue building regarding a new bench being installed on the grass area along the sidewalks on the Willow Street. The owner is negotiating the removal of the bench with the City of Vancouver due to its proximity to the building and the potential nuisance to their standard of living.

Letter #32 - A complaint was received from the resident of a unit on the third floor of the Avenue building with regards to a noise violation. The Strata Council will follow up with the appropriate letter.

Letter #35 - A letter was sent to the resident of a unit on the fifth floor of the Avenue building regarding a gate violation. Decision tabled until next meeting.

Letter #36 - A letter was sent to the resident of a unit on the fifth floor of the Avenue building for breaching the Visitor Parking Bylaws. Minimum fine was applied.

NEW BUSINESS

Railings repair – Estimate – The Property Manager presented the estimate regarding the repair of the stair railings between parking and playground. The Strata Council reviewed the quote and decided to seek an alternative option.

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Willow Street Irrigation System Repair – The Strata Council was advised that Moscone repaired the part of the irrigation system that was damaged during the Willow Street Beautification Project. The materials were supplied by the City of Vancouver, through VCH.

Water Damage – It was reported to Strata Council that there has been a problem with the bathtub drain in one of the units. The plumber fixed the problem and reported that the location and nature of the leak are indicating that this would fall under developer's deficiency category. However, considering that the item was out of warranty the developer did not participate in the repairs. The Strata Council has advised that the owner will be charged-back for the plumbing repairs and responsible for the final repairs in two affected units. In a given situation, it is of utmost importance that the owner has personal insurance that allows him/her to claim the damage

Snow Removal – The Strata Council was presented with several options for snow removal for the upcoming season. It was discussed to proceed with Westcoast Building Maintenance for snow shoveling and application of ice-melting (salt). The Property Manager was advised to further review, compare and provide feedback on a Bobcat service.

FINANCIALS

Operating Statements – There being no errors and omissions it was moved, seconded and **unanimously carried** to approve the operating statements for July, August and September 2010 as circulated.

Arrears – The current arrears report was presented. The statements were mailed to the owners in arrears on October 20, 2010.

NEXT MEETING

The next meeting is scheduled for Wednesday, December 15, 2010 at 6:30pm in the amenity room in the Heather building (2851 Heather Street).

TERMINATION

As there was no further business, the meeting was terminated at 9:50 PM.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or re-mortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management Company has copies of the minutes; however there will be a charge for obtaining a copy of the minutes.

Gateway Property Management Corporation Main Switchboard: 604-635-5000

#400 – 11950 – 80th Avenue

Fax: 604-635-5001

Delta, BC V4C 1Y2

After Hours Emergency: 604-635-5000 ext 1

Property Manager:

Mira Petrovic 604-635-5046

mpetrovic@gatewaypm.com

Administrative Assistant:

Karin Botha 604-635-5047

kbotha@gatewaypm.com