



The Owners, Strata Plan BCS 1997

Council Meeting Minutes

Wednesday, January 16, 2013

TIME & LOCATION:

7:00 p.m.
Meeting Room, Building K
7388 MacPherson Avenue
Burnaby, BC

STRATA COUNCIL 2012

PRESIDENT

John Luk

VICE PRESIDENT

BUILDING K OFFICER

Gordon Yakel

TREASURER

Sean Dedieu

AT LARGE

Vanessa Adrian
William Kim
Gail Young
Ryan Sagarbarria

STRATA AGENT

Sam Kong
Direct: (604) 714-1543
Fax: (604) 592-3692
Email: skong@baywest.ca

ALL ACCOUNTING ENQUIRIES

1-877-585-4411

BAYWEST MANAGEMENT

301 - 1195 West Broadway
Vancouver, BC V6H 3X5
24-Hour Line: (604) 257-0325

CARETAKER

Marilou
Phone: 778-773-4413

Strata Website:

www.theacaciagardens.com

ATTENDANCE:

Sam Kong, Property Mgr
John Luk
Vanessa Adrian
Gordon Yakel
William Kim
Sean Dedieu
Gail Young
Ryan Sagarbarria

REGRETS:

(1) CALL TO ORDER

The council meeting was called to order at 7:05 PM. A quorum was established and the meeting was declared competent to proceed.

(2) APPROVAL OF PREVIOUS COUNCIL MINUTES

The draft meeting minutes of December 12, 2012 is being reviewed.

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

The financial statement for the month of December 2012 is pending. The Council was advised that December 2012 is the last month of the fiscal year; therefore, it will take longer to close.

3.2 RECEIVABLES REPORT

A receivables report up to January 16, 2013 was presented to Council for review. A few of owners were in arrears on their strata fees. A fine of \$50 per month plus interest penalties will be applied to any accounts that are more than one month in arrears. Strata liens will be registered against the units whose accounts are 3 months in arrears.

(4) PRIOR BUSINESS

4.1 GARBAGE ROOM SIGNAGE

The designs for the recycling posters are still in progress.

4.2 IRRIGATION UPGRADE

The project is in progress.

4.3 BYLAW ISSUE – WINDOW COVERING

The bylaw review regarding window covering is in progress.

4.4 FURNITURE ISSUE

Further to Section 5.5 of the last meeting minutes, the Council noted that the owner didn't accept the offer. In addition, an email from the developer, Aragon, was received regarding the use of common room by the owner. The Council directed the Strata Manager to contact Aragon for further clarification.

4.5 LANDSCAPING CONTRACTOR REVIEW

Further to Section 6.3 of last meeting minutes, the landscaping committee is in the progress of obtaining quotes from other landscapers. The matter will be finalized at next meeting.

4.6 PARKADE GATE MOTOR UPGRADE

Further to Section 6.5 of last meeting minutes, the Council received a quote from another contractor (Valley All-Door) for a similar upgrade. The price is close to the one offered by Overhead Door. The Council decided to accept the quote from Overhead Door for the upgrade, provided the price remains the same (noting the quote was provided one year ago).

4.7 LEAK FROM THE PARKADE CEILING ABOVE STALL #60

Further to Section 6.8 of last meeting minutes, the Council reviewed a report from Westside Drainage following their recent investigation to the leak. A plumbing camera wasn't used as previously planned due to the size of the pipe being too small. A dye test was recommended. Following some discussion, the Council decided to have National Plumbing provide a proposal for the dye test.

4.8 ENERGY AUDIT

Further to Section 6.2 of last meeting minutes, it was reported that most companies carry out energy audit for commercial / industrial buildings rather than residential buildings. The Council decided to further review the history of our past consumptions before taking further action.

4.9 NOISE COMPLAINT

Further to Section 5.2 of last meeting minutes, the owner submitted a log of noise events originating from the above unit. It was noted that most noise events occurred during late night hours. The council members who previously visited the unit will revisit the two units in question to arrange mediation.

(5) CORRESPONDENCE

5.1 CONCERN ABOUT SNOW BALL ROLLING OFF ROOF.

An owner expressed some concern about snow ball rolling off the building's roof. The concern was noted.

(6) NEW BUSINESS

6.1 STRATA BYLAW ENFORCEMENT

The Council reviewed the report of Strata Bylaw Enforcement and noted the following violations had not been corrected after two courtesy notices were served:

- 1) A fine of \$50 will be levied against a unit for cigarette butt littering.
- 2) A scooter parked in the residential parkade has no proper insurance displayed. A fine of \$50 will be levied against the unit who owns the parking stall.

(7) NEXT MEETING

The next council meeting is scheduled for Wednesday, February 20, 2013 in the Building K meeting room at 7:00 p.m.

Due to privacy concerns all meetings are closed to owners. However, an owner may apply for a hearing with the Council by submitting a written request to the Strata Manager stating the concern and the reason in detail.

(8) ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 pm.

For Your Records

Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

Strata Minutes Distribution

Council Minutes will only be mailed to non-resident owners.

An electronic copy is available on the website at: www.theacaciagardens.com for download. You can register at the website if you wish to be notified by email when the Strata Minutes are available for download

Acacia Gardens Contact Information

For	Contact Information	When
Strata Emergency	Baywest's 24-hour emergency line at 604-257-0325	Building emergencies including water damage, security breaches, or elevator problems.
Fire and Crime	911	Crime, life threatening or fire related emergencies.
Towing	Mundies Towing at 604-526-9677	To tow a vehicle illegally parked in your stall. ID and parking ownership document is required.
Caretaking Services	Marilou at 778-773-4413	Day to day building operations including cleaning, keys or fob purchase, and booking elevator for move in/out. On-site hours: 9 am to 1 pm daily
Baywest Address	#301 - 1195 West Broadway, Vancouver, BC V6H 3X5	Mail cheques, strata fees, fines, or correspondence to this address
Property Manager	Sam Kong at 604-714-1543 or skong@baywest.ca	For all other building related issues. 9 am to 5 pm from Mon to Fri
Strata Fees & Accounting	Baywest's Account Receivable at 1-877-585-4411 or ar@baywest.ca	Strata fee payment or accounting information
Website	http://theacaciagardens.com/	Website contains the latest information about your strata as well as strata bylaws and commonly used forms.