
**MINUTES OF THE STRATA COUNCIL MEETING
TAPESTRY - STRATA PLAN BCS 2645
AUGUST 8, 2011**

Held at 6:30 p.m. in the Heather Building – 2851 Heather Street

PRESENT:

Michael Taylor	- Strata Council President
Alan Ip	- Strata Council Vice President
Chad Colgur	- Strata Council Treasurer
Wendy Donaldson	- Strata Council Member
Cynthia Tomlin	- Strata Council Member
Gord McTaggart-Cowan	- Strata Council Member

ALSO PRESENT

Cristiana Vlasceanu	- Senior Property Manager - Gateway Property Management
Jack Foo	- Property Manager - Gateway Property Management

REGRETS:

Tom Grant	- Strata Council Member VCH
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CALL TO ORDER

The meeting was called to order by the Council President at 6:35 p.m. A quorum was established.

GUEST BUSINESS:

None.

APPROVAL OF THE AGENDA

It was Moved and Seconded to adopt the agenda as presented.

CARRIED

APPROVAL OF THE PREVIOUS MEETING MINUTES

There being no errors or omissions, it was Moved and Seconded that the Minutes of the Strata Council Meeting held on June 6, 2011 be adopted as circulated.

CARRIED

FINANCIAL REPORTS

Approval of Financial Statements

The Council Treasurer advised that he has reviewed the Financial Statements for the months of April and May 2011 and found them to be in order.

It was Moved and Seconded to accept the Financial Statements for the months of April and May 2011 as prepared by Gateway Property Management.

CARRIED

Review of Strata Fee Arrears

The current balance in the account receivables is \$4,902.90 and the Property Manager advised the Council as to which owners were sent warning letters regarding the placement of a lien on their property.

RESIDENT MANAGER'S REPORT

The Resident Manager reported to the Council the following issues:

- a) Patio work on five of the ground floor units started on August 8 and is expected to take 3 days to complete.
- b) The CO2 monitors and the exhaust fans in the parkade levels have been tested and certified.
- c) The plumbing and ceiling repair work in Strata Lot 14 is now completed.

BUSINESS ARISING FROM PREVIOUS MEETING***Andecite Cladding***

Following Council's suggestion, the Management contacted Gracom Masonry Ltd. and had a site meeting with their Operation Manager to obtain a proposal to clean and maintain the exterior andecite wall. A service proposal will be submitted by Gracom Masonry Ltd. in the coming weeks, which will immediately be forwarded to the council for perusal.

Concrete Paving

The Property Manager reported that Nuwest Contracting has completed the work on the pavers around the south side and main entrance of the Avenue building.

Patios Settling Work

Work on resetting the pavers on 5 of the ground floor patios started on August 8th and Nuwest Contracting will take 3 days to complete the work.

Parkade Sealant

Nuwest Contracting submitted a quote on sealing and injecting epoxy into a crack located in parkade level P1 for \$3,611.00 plus applicable taxes. The Property Manager will further negotiate the work and present the revised proposal to the Council for advice.

Parkade Doors

Council reviewed the quotation submitted by Nuwest Contracting pertaining to the painting and installation of kick plates on 10 doors from the elevator lobbies to the parkade levels for a sum of \$1,363.00 plus applicable taxes.

It was Moved and Seconded to award the work as quoted by Nuwest Contracting.

Carried

BC Hydro Rebate

The Property Manager reported that the final submission to BC Hydro for the energy rebate program has been done by Commercial Lighting and the rebate should be received shortly.

Amenity Room Chairs

The Strata Council has placed an order for 4 chairs to replace the broken chairs in the amenity room. As these items are on back order, a delivery date is not available yet.

CORRESPONDENCE

Letter #1 – A letter was sent out to an owner pertaining to an illegal move out by his tenant, and leaving furniture in the garbage room.

It was Moved and Seconded that the cost to dispose of the unwanted furniture be billed back to the strata lot as well as a fine of \$200.00 be considered for contravening the building bylaws, sections 7.4 and 7.8(2) respectively. This will be further discussed at the next meeting.

Carried

Letter #2 – A letter was sent out to an owner in the Avenue building who did not wait for the overhead parkade door to be fully closed before driving away. It was Moved and Seconded to apply a fine of \$100.00 to the owner's account for contravening the bylaws, section 7.7(5).

Carried

Letter #3 – A letter was sent out to an owner in the Heather building who did not wait for the overhead parkade door to be fully closed before driving away. Based on the fact that this was a recurring event, it was Moved and Seconded to apply a fine of \$200.00 to the owner's account for contravening the bylaws, section 7.7(5).

Carried

Council wishes to reiterate the importance of adhering to the bylaw as the safety of all residents should not be compromised for reasons of inconvenience.

Letter #4 – Letters were sent to residents who have stored various items in parking stalls and whose motor vehicles leak engine fluids in contravention of the building bylaws.

It was Moved and Seconded that fines of \$100.00 be levied against these strata lots for contravention of the bylaws, sections 7.5(4) and 7.5(6) respectively. **Carried**

Letter #5 - A letter was sent to a resident in the Avenue building for parking their vehicle in a visitor stall. It was Moved and Seconded to impose a fine of \$100.00 for contravention of the bylaw, section 7.6(2). If the situation will reoccur then the car will be towed without further notice. **Carried**

Letter #6 – Council received a letter from a resident pertaining to the improper disposal of unwanted mail and flyers at the mailbox areas. There are slots leading to waste baskets below – please use them.

COUNCIL WISHES TO REMIND ALL RESIDENTS THAT THE UPKEEP OF TAPESTRY IS THE DUTY OF ALL RESIDENTS. RESIDENTS WHO DO NOT WISH TO RECEIVE FLYERS IN THEIR MAILBOX SHOULD CONSIDER PLACING A "RED DOT" STICKER INSIDE THEIR MAILBOX, WHICH WILL STOP THE MAIL CARRIER FROM PLACING UNWANTED FLYERS IN THEIR MAILBOX.

Letter #7 – A letter was received from an owner regarding damage to the ceiling due to a leak through the roof drain. This has been addressed and the ceiling fixed. The owner requested reimbursement for cleaning costs however this is still being reviewed.

NEW BUSINESS

Light Retrofitting

Council proposed to borrow monies from the Contingency Reserve Fund (CRF) to finance the retrofitting of lights at Tapestry, where the funds will be returned back to the CRF before the end of the current fiscal year, most likely upon receipt of the rebate from BC Hydro.

It was Moved and Seconded that the amount of \$ 30,000.00 be taken from the Residential CRF and another \$ 3,000.00 from the Commercial Section as a loan to the Strata Corporation to finance the retrofitting the lights at Tapestry, and that such borrowing will be returned before the end of the current fiscal year. **Carried**

Landscaping

A quote from T. Moscone & Bros to replace the dead magnolia tree at the front of the Heather building for a sum of \$485.00 plus tax was forwarded to the Council for approval.

It was Moved and Seconded to proceed with the work as quoted by T. Moscone & Bros. **Carried**

HVAC System Repairs

The Property Manager presented a quote from National Hydronics Ltd. to carry out repairs to the A/C unit for the vault, in the amount of \$2,535.12. The Property Manager is currently waiting for two more competitive quotes from alternate HVAC companies. Due to the urgency of the matter, Council will be contacted via email when the other proposals come in.

Missing Back Flow Preventers

A letter from the City of Vancouver Engineering Department was received stating that additional Back Flow preventers need to be installed and tested to meet city requirements. The Property Manager will consult with National Hydronics Ltd and the Developer on these additional preventers before advising the Council on a course of action.

Movie Production

20th Century Fox has expressed interest in using Tapestry for a movie shoot between the months of November 2011 and Feb 2012 (two nights).

The Council directed the Property Manager to obtain additional information from 20th Century Fox and present it to the Council before the next Council Meeting so that an informed decision can be made on the matter.

TERMINATION

There being no further business, the meeting was terminated at 8.05 p.m.

NEXT MEETING

The next scheduled Strata Council meeting is to be held on Wednesday, September 28, 2011 at 6:30 p.m.

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.

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