
MINUTES OF STRATA COUNCIL MEETING
TAPESTRY- Strata Plan BCS 2645
NOVEMBER 7, 2012

Held at 6:45 p.m. in the Amenity Room

PRESENT:

Alan Ip	- Strata Council President
Chad Colgur	- Strata Council Vice-President
Gord McTaggart-Cowan	- Strata Council Treasurer
Michael Taylor	- Strata Council Secretary
Duane Laird	- Strata Council Member
Cristiana Vlasceanu	- Senior Property Manager Gateway Property Management

REGRETS:

Paul Frew	- Strata Council Member VCH
Gary Cody	- Strata Council Member

CALL TO ORDER

The meeting was called to order at 6:45 P.M.

GUEST 1 (*arrived at 7:15pm*):

A fine of \$200 was applied to a suite on the 3rd floor of the Heather building, for not waiting for the gates to close while entering the parkade. The resident sent a letter disputing the fine and requested permission to address the Council. Based on the details, it was moved, seconded and **unanimously carried** to uphold the fine. (*guest left at 7:30pm*)

GUEST 2 (*arrived at 7:30pm*):

A letter was sent to a suite on the 10th floor in the Heather building, regarding not waiting for the gates to close while exiting the parkade. The resident sent a letter and requested permission to address the Council. Based on the details, it was moved, seconded and **unanimously carried** to take no further action. (*guest left at 7:45pm*)

RESIDENT MANAGER REPORT:

The Resident Manager updated the Strata Council on the main issues in the building:

- National Hydronics performed the quarterly preventive maintenance visit;
- Vancouver Fire winterized the fire sprinkler system;

- Moscone Bros winterized the landscaping sprinkler system.

APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON AUGUST 20, 2012

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

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 2012 as circulated.

Arrears – The current arrears report was presented. The Strata Council was satisfied with the low level of outstanding amounts and it was moved, seconded and **unanimously carried** to continue to charge late payment fines to all accounts in arrears, as per the Bylaws.

BUSINESS ARISING:

Request for Renovations in a Suite on the 10th Floor of the Heather Bldg – The renovations are now complete. The contractor addressed all the deficiencies reported.

Bike Room and Garbage Room Cracks - Rick MacDonald completed the work.

Bike Audit - There are still 12 adult bikes and 5 children bikes unclaimed. Gateway has been instructed to post reminder notices in the common areas, advising residents to claim their bikes. The bikes will be continue to be stored until the next Strata Council meeting and then disposed of.

Pool Table Cover - Council reviewed a couple of options to purchase a hard cover and it was moved, seconded and **unanimously carried** to purchase one from Westcoast Pool Table.

Cameras in the Parkade - Following several break-ins into bike rooms and security concerns, the Strata Council has been discussing the possibility to install video cameras in the underground parkade. Gateway has been instructed to schedule a site meeting with Action Glass and Council members, to exactly determine the number and location of the new cameras.

CORRESPONDENCE

Letter #1 – A \$200 fine was applied to a suite on the 3rd floor in the Heather building for not waiting for the gates to close at the entrance in the parkade. The tenant of the unit paid the fine but sent a letter requesting reconsideration. Based on the details, it was moved, seconded and **unanimously carried** to reduce the fine to \$50.

Letter #2 – A \$100 fine was applied to a suite on the 3rd floor in the Heather building for not providing a Form K and not responding to Council's correspondence. The owner disputed the fine; however, it was moved, seconded and **unanimously carried** to uphold the fine.

Letter #3 – A letter was sent to a suite on the 2nd floor in the Avenue building regarding not waiting for the resident gate to close while entering the parkade. Based on the response from the resident, it was moved, seconded and **unanimously carried** to issue only a warning.

Letter #4 – A letter was received from a suite on the 3rd floor of the Heather building regarding a parking gate violation fine. This has been considered under 'Guest 1', above.

Letter #5 – A letter was sent to a suite on the 6th floor in the Avenue building regarding not waiting for the resident gate to close while exiting the parkade. As there has been no response from the owner, it was moved, seconded and **unanimously carried** to apply the maximum fine of \$200 to this account.

Letter #6 – A letter was sent to a suite on the 2nd floor in the Heather building regarding not waiting for the resident gate to close while exiting the parkade. As there has been no response from the owner, it was moved, seconded and **unanimously carried** to apply the maximum fine of \$200 to this account.

Letter #7 - A letter was sent to a suite on the 6th floor in the Avenue building regarding excessive noise. The resident responded and apologized. It was moved, seconded and **unanimously carried** to take no further action.

Letter #8 – A letter was sent to a suite on 6th floor Avenue building regarding a tenant/resident not waiting for the gate.

Letter #9 – A letter was received from a suite on the 10th floor of the Heather building regarding a gate violation notification. This has been considered under 'Guest 2', above.

Letter #10- A resident in a suite on the 5th floor in the Avenue building sent a letter regarding damage to a window seal allowing for air leakage. Gateway has been instructed to have a glass company replace the seal and review any other issues next year when the 6 year envelope review will be performed.

NEW BUSINESS

Leak on Car in the Parkade – A leak was reported in the parkade. Rick MacDonald Contracting will address the issue this week by filling in the crack.

6 Years Envelope Warranty Review and Depreciation Report – Gateway has been instructed to provide estimates from three engineering firms, for the above reviews.

Metro Vancouver Housing Corporation Public Information Session – Metro Vancouver held a public session in one of the community rooms in the Heather building. They presented their plans to re-develop Heather Place housing development. Following the presentation, an owner in the building sent a letter to the Strata Council expressing concern with the proposed plans. The Strata Council will not get involved in the matter however any owner interested to take some action on this matter may do so.

Snow Removal Contract - The renewal contract with Nuwest Contracting has been signed.

Preventive Maintenance Visit Report - National Hydronics provided the report following the quarterly visit. The one action item identified, regarding the air handling units in the Avenue building, has been addressed.

Resident Caretaker Holidays - Violeta the Resident Caretaker has been with Tapestry since day one therefore for 5 years. Considering the great service and loyalty she has proven, it was moved, seconded and **unanimously carried** to add one more week to her annual holidays, for a total of 4 weeks per year. She will be only allowed to take 4 consecutive weeks every second year, not each year.

Christmas Bonus - It was moved, seconded and **unanimously carried** to give \$500 to Violeta and \$400 to Rommel Dumrique of Westcoast Building Maintenance, same as last year.

NEXT MEETING

The next meeting will be held on Monday, January 14, 2013 at 6:45pm in the amenity room. The proposed budget for the next fiscal year will be discussed at that time.

TERMINATION

As there was no further business, the meeting was adjourned at 8:35 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.

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