
MINUTES OF STRATA COUNCIL MEETING
TAPESTRY- Strata Plan BCS 2645
MARCH 12, 2013

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

<u>PRESENT:</u>	Alan Ip	- Strata Council President
	Gord McTaggart-Cowan	- Strata Council Treasurer
	Michael Taylor	- Strata Council Secretary
	Duane Laird	- Strata Council Member
	Gary Cody	- Strata Council Member
	Cristiana Vlasceanu	- Senior Property Manager Gateway Property Management
<u>REGRETS:</u>	Anita Sehgal	- Strata Council Member VCH
	Chad Colgur	- Strata Council Vice-President

CALL TO ORDER

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

RESIDENT MANAGER REPORT:

The Resident Manager was away on holiday but provided a report to the Strata Council:

- Accurate Glass replaced a broken wired glass at P1 parking level;
- Brodan Enterprises replaced four broken light ballasts; and
- Action Lock secured all exterior doors by installing astragals, removing locks etc.

APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON JANUARY 14, 2013

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 December 2012 & January 2013 as circulated.

Arrears – The current arrears report was presented and discussed. It was moved, seconded and **unanimously carried** to continue to charge late payment fines to all accounts in arrears, as per the Bylaws.

Gateway presented information regarding changes to the Limitation Act, effective June 1, 2013, that will affect Strata Corporations. Under the new Limitation Act, a Strata Corporation will now have 2 years after the date on which a claim is discovered, to commence legal action. This will include the collection of strata fees, interest, special levies, chargebacks and fines.

BUSINESS ARISING:

Bike Audit - The orphan bikes (11 adult bikes 5 children bikes) have been auctioned in the building as per the notice distributed by Council member Duane Laird and resulted in \$800 that will be deposited into miscellaneous revenue.

Security Upgrades - The following were discussed:

- Action Lock completed target hardening of the exterior doors;
- Action Lock provided details regarding the proposed installation of 7 video cameras in the parkade, along with a corresponding DVR system for data recording - this will be addressed after the AGM;
- door closers are to be replaced on the two doors leading from the elevator to the residential parking area in the Heather building to make opening the doors less heavy;
- it was agreed to drop the idea of installing a traffic light system at the entrance/exit to the parkade;
- access card/fob audit - following the distribution of notices regarding the audit, about 80% of the owners/tenants provided the required information. At this time, a reminder notice will be sent out to the remaining owners/renters, asking them to provide the information at the latest at the AGM on April 15th.

6 Years Envelope Warranty Review and Depreciation Report - Tabled for after the upcoming AGM.

Maintenance for Dual Radial Vault - The first part of the maintenance inspection took place January 14th, performed by Eaton Corporation. The completion of the work will be done sometime in May, at a time to be announced by Eaton Corporation and BC Hydro.

CORRESPONDENCE

Letter #1 – Several letters have been circulated back and forth regarding alleged excessive noise from a unit on the 4th floor in the Avenue building. Based on all the details Council concluded that more investigation needs to be done by the owner complaining, in order to determine with certainty the origin of the noise.

Letter #2 – A letter was sent to a suite on the 8th floor in the Heather building regarding not waiting for either of the gates to close while entering the parkade. The owner denied the allegations in writing. A meeting will be arranged with a Council member to discuss this further.

Letter #3 – A letter was sent to a suite on the 5th floor in the Heather building regarding not waiting for either of the gates to close while entering the parkade. As there was no response from the resident, it was moved, seconded and **unanimously carried** to apply a \$100 fine to this account.

Letter #4 – An owner reported a car abusing the visitor parking area. The car could not be identified. The car was subsequently observed in visitor parking without a visitor tag. As the owner or resident to whom the car belonged was not known, it was towed.

Letter #5 – An owner on the 4th floor in the Heather building reported condensation on the interior frame of one of the bedroom windows. It was moved, seconded and **unanimously carried** to bring this to the attention of the engineering firm that will perform the 6 years envelope review.

Letter #6 - An owner of a suite on the 2nd floor in the Heather building reported damage to a storage locker door. A quote will be obtained to repair the damage.

Letter #7 - An owner of a suite on the 9th floor in the Heather building sent a letter asking for more action regarding the maintenance of the andesite stone on the exterior wall of the building. The Council has discussed this matter many times and the best solution so far is to steam clean that wall every year in summer.

NEW BUSINESS

Window Washing – Black Tie Property Services will be washing the exterior windows in late March. Notices have been posted.

Insurance Claim – An incident involving water damage caused by a leaking dishwasher developed into an insurance claim. The owner of the dishwasher will be charged back the deductible.

Westcoast Building Maintenance – The cleaning company requested a 3% increase in rates. The request was unanimously approved, Council members being very satisfied with the services provided.

Insurance Premium Renewal - The new insurance coverage will be effective March 31, 2013. The premium has increased by about 20%, partly due to the increased building replacement value (appraised value).

Community Fund - Council discussed the option of having a Social Committee to organize social events such as a barbecue in summer. It was moved, seconded and **unanimously carried** to insert \$2,000 in the budget to this purpose.

Council member Duane Laird will be calling for volunteers to form a Social Committee. Interested owners should drop a letter in the Council mailbox, or send an email to the property manager at the address below.

Proposed Budget - The proposed budget was discussed and finalized. It will be presented to the owners for approval at the AGM in April. The AGM has been scheduled for Monday, April 15th, 2013 and the Tapestry Community Room has been booked with VCH.

NEXT MEETING

The next meeting will be the AGM on Monday, April 15, 2013. Notices will be sent out to all owners.

TERMINATION

As there was no further business, the meeting was terminated at 8:25 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.

Delta, BC V4C 1Y2
Senior Property Manager:

Administrative Assistant:

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