

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 555, BALMORAL ON THE PARK, HELD ON MONDAY, MAY 26, 2008 AT 6:30 PM IN THE TARTAN ROOM, 6759 WILLINGDON AVENUE, BURNABY, BC

Council in attendance: Jason Morley, Co-President
Steve Tomlin, Co-President
Dejan Maksimovic, Co-Vice President
Brian Yakura, Co-Vice President
Jake Fiddick, Treasurer
Louise Larochelle

Keith Loughlin,
Strataco Management Ltd.

Absent with leave: Patti Adams

CALL TO ORDER:

The meeting was called to order by the Strata Council Co-President, Mr. Jason Morley, at 6:30 pm.

DELEGATION:

Mr. Daryl Calvert, the former tenant of the corporate suite, addressed the Council and was requesting return of his damage deposit. Mr. Calvert reviewed a number of issues while he was a tenant in the corporate suite and noted that he did take responsibility for the holes in the wall and the pink colors of the wall when he attempted to repair the holes in the wall and repaint them.

In response, to a question from the Strata Manager as to how Mr. Calvert would like to settle the matter, Mr. Calvert responded that he would like the deposit back and that he would be willing to accept an amount somewhere in the middle of the total damage deposit.

The Council Co-President then thanked Mr. Calvert for appearing before Council and advised that the Council would review the matter and send him a written response within ten, (10) days. Mr. Calvert then left the meeting.

The Council then reviewed Mr. Calvert's concerns and noted that he did take some responsibility for the holes in the wall and the attempt to repair them. After discussion it was.

MOVED AND SECONDED:

That staff be authorized to return 50% of the damage deposit to Mr. Calvert.

MOTION CARRIED UNANIMOUSLY

MINUTES OF THE MEETING OF APRIL 28, 2008:

It was

MOVED AND SECONDED:

That the minutes of the meeting of April 28, 2008 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

Indemnity Agreement Summary

The Co-President tabled the Indemnity Agreement summary, which had been updated as of May 2, 2008.

Use of Swimming Pool and Common Area

The Co-President expressed a concern that on a number of occasions condoms have been found in the swimming pool as well as litter and debris.

The Council would like to remind all owners and residents that the common areas, including the swimming pool, are for the use of all residents and owners and there is an expectation that no inappropriate activities will be carried out in these areas. The Strata Council will monitor these areas over the next two months and if there is no improvement then action may be taken, such as restricting access to the pool area during certain hours.

The Council asks for all owners and residents cooperation in this matter.

STRATA MANAGER'S REPORT:

1) **Finance Report**

Financial Statements

The Strata Manager tabled the financial statements for the months of March and April 2008. The Treasurer advised that he had reviewed the financial statements for the months of March and April, along with the supporting documentation and recommended their approval. It was

MOVED & SECONDED:

That the financial statements for the months of March and April 2008 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager reviewed the receivables report, noting that two strata lots were liened, and that one strata lot was one month in arrears of the monthly strata fees.

Collections – Strata Lot 41

The Strata Manager tabled correspondence regarding a chargeback for insuite plumbing repairs.

Corporate Suite

The Strata Manager confirmed that he had provided the Royal Bank of Canada (the financial institution that holds the mortgage on the corporate suite) with a copy of the year end financial statement.

2) **Staff Report**

Site Inspection Reports

The Strata Manager informed Council that the site inspection reports were on file, and that any items noted during the reports which required attention would be addressed by staff or presented to the Council for decision.

Caretaker

The Strata Manager tabled correspondence regarding the following:

- i) power-sweeping of garage
- ii) rental of two parking stalls to two non owners
- iii) alternative to shopping cart

The Council reviewed the correspondence and requested staff to contact the Strata Corporation's insurance carrier regarding the liability the Strata Corporation may occur should they purchase a wagon for use of residents in place of shopping carts.

Power Smart

The Strata Manager tabled a brochure that had been provided by the power smart program.

Pro Carpet Care

The Strata Manager tabled correspondence authorizing the contractor to clean the common area carpets and the tartan room and noted that this work had been completed.

Security Survey

The Strata Manager noted that he had received twenty responses of the security survey as of tonight's meeting and noted that a preliminary review of the survey responses indicated that a majority of respondents appeared to be in favour of upgrading the lighting in the visitor parking, and painting out various dark areas.

The Strata Manager noted that he would prepare a report for Council for the next regularly scheduled meeting.

A Council member suggested that once the report is finalized it may be appropriate to bring it forward as an Annual General Meeting agenda item.

Allied Access System

The Strata Manager tabled for the Council's information a quotation for the upgrading of the cameras digital video recorders.

The Council reviewed the quotation and after a lengthy discussion decided it should be brought forward as part of the report of a security survey results

3) **Correspondence**

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: receipt of vehicle insurance certificate; Strata Council approval to install engineered hardwood flooring; notification of executor of estate and Council approval to reverse all late charges except lien costs; interim approval to carry out bathroom renovations; concerns about pigeons on balcony and concerns about leaking radiator.

The Council reviewed the correspondence and noted that the bylaws stipulate that no strata lot owner shall feed pigeons, gulls or other birds, rodents or other animals from their strata lot, or anywhere in close proximity to the Strata Plan.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

4) **Mechanical**

Johnson Controls

The Strata Manager confirmed that the service reports were on file and tabled a letter from an owner regarding noisy heating pipes.

In reviewing the correspondence from this owner, the Strata Manager noted that he had requested the owner to provide dates and time that the incidences of noisy heating pipes were occurring and was awaiting a response.

Swimming Pool

The Strata Manager tabled for Council's information the operating permit for 2008/2009.

Elevators

The Strata Manager tabled for Council's information the 2008/2009 operating permits.

5) **Landscaping**

Silva Landscaping

The Strata Manager tabled the landscape maintenance report for April 2008.

6) **Completed Items**

The Strata Manager reported that the following items had been completed since the last Council meeting: notice to owners regarding security survey; cleaning of common area carpets; adjustment to heating systems (Johnson Controls); repair of zone valve and drying of carpet in strata lot 79, renting of corporate suite to new tenants; painting of corporate suite and cleaning of carpets; obtaining 2008/2009 operating permit for swimming pool; obtaining 2008/2009 permits for elevators.

7) **In Progress**

The Strata Manager advised that the following items remained in progress: sump pump replacement; power sweeping of underground parkade; and repair of drainpipe in locker room.

OTHER BUSINESS:

Use of Tartan Room

The Strata Manager tabled for Council's information a request from an owner to use the Tartan Room for exercises. The Council reviewed this request and after a brief discussion staff were requested to contact this owner and clarify such items as responsibility for damage deposit, clean up of room after use and storage of items such as VCR, television and tapes.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:50 pm, until Monday, July 28, 2008, at 6:30 pm in the Tartan Room, 6759 Willingdon Avenue, Burnaby, BC.

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