

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 555, BALMORAL ON THE PARK, HELD ON MONDAY, JULY 28, 2008, AT 6:30 PM IN THE TARTAN ROOM, 6759 WILLINGDON AVENUE, BURNABY, BC

Council in attendance: Steve Tomlin, Co-President
Dejan Maksimovic, Co-Vice President
Brian Yakura, Co-Vice President
Louise Larochelle
Patti Adams

Keith Loughlin,
Strataco Management Ltd.

Absent with leave: Jason Morley, Co-President
Jake Fiddick, Treasurer



CALL TO ORDER:

The meeting was called to order by the Strata Council Co-President, Mr. Steve Tomlin, at 6:40 pm.

MINUTES OF THE MEETING OF MAY 26, 2008:

It was

MOVED AND SECONDED:

That the minutes of the meeting of May 26, 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 June 11, 2008.

Cascadia Tower

The Strata Manager tabled for Council's information the AWS Mobile proposal, noting that the income was estimated to be \$12,000.00 per annum. Council reviewed the proposal and after discussion it was

MOVED AND SECONDED:

That the proposal from AWS Mobile be accepted in principle subject to review by legal counsel and confirmation that the installation would not interfere with the Strata Corporation's existing agreement with Webnet.

MOTION CARRIED UNANIMOUSLY



STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled the financial statements for the months of May and June 2008. The Strata Manager noted that when the Treasurer had contacted him to advise that he would not be available for the July 28 meeting, he had also advised that he had reviewed the financial statements for the months of May and June 2008 along with the supporting documentation and recommended their approval. It was

MOVED & SECONDED:

That the financial statements for the months of May and June 2008 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager reviewed the receivables report, noting that two strata lots were liened, two strata lots were in arrears of the July strata fee, and one strata lot was three months in arrears of strata fees. The Strata Manager noted that the owner of the strata lot three months in arrears of strata fees had submitted a letter indicating that the account would be brought up-to-date in August; however, no post-dated cheques were submitted with the letter. The Strata Manager recommended that Council authorize the registration of a lien against the strata lot if the account is not brought up-to-date by August 16, 2008. It was

MOVED AND SECONDED:

That a lien be registered against strata lot 39 and all costs incurred in the collection of the outstanding balance be assessed against the account of said strata lot.

MOTION CARRIED UNANIMOUSLY

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.

Driveway Power Washing Quotation

The Strata Manager tabled a quotation from Dursun Landscaping in the amount of \$477.50 for power washing the driveway. Council discussed the quotation and decided that it would be tabled.

Security Survey Results

The Strata Manager referred Council to the results of the security survey distributed to the owners, noting that a total of 23 responses were received and that the majority preferred the upgrading of lighting and the painting of dark areas. The payment preferences for such upgrades were either a special levy, reserve transfer or a combination of the two.

Council briefly discussed the security survey results and decided to defer any action until the next Council meeting, when all Council members are present.

2008 Meeting Schedule

The Strata Manager tabled the revised meeting schedule for the balance of the year.

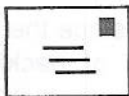
3) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: welcome to one new owner and one new tenant; request for use of Tartan Room for exercise session; request to remove carpets and underlay from visitor parking area; concerns about soap suds in sink and installation of backflow preventer valve; concerns about fluid leaking from vehicle; oil in parking stall; noise bylaw complaint; appearance before Council and reimbursement of 50% of damage deposit; replacement of front entrance key; concerns about damaged blinds in unit; request to remove items from parking stall; request for vehicle insurance with third party liability; receipt of Indemnity Agreement and inquiry about plumbing costs; inquiry about possibility of renting unit; damage to storage locker as a result of broken drain pipe and request for invoices in support of claim; confirmation that there was no damage to storage locker as a result of broken drain pipe; inquiry about drains in men's and ladies' sauna (repaired).

Council reviewed the correspondence as follows:

Request to use Tartan Room for exercise sessions: The Strata Council entered into a lengthy discussion regarding this matter, during which it was noted that if a user fee and deposit fee were waived for the group it would set a precedent for other groups wishing to use the Tartan Room. Staff were requested to respond to the owner advising that Council had no objections to the exercise sessions; however, the user fee and damage deposit would have to be paid for the initial session.

Inquiry about plumbing costs: The Strata Manager noted that the chargeout rate for C.B. Hodgson Plumbing is \$86.00 per hour plus a \$30.00 truck charge, and that the chargeout rate for Milani Plumbing is \$82.00 per hour plus a \$35.00 truck charge.



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.

Fujitec Elevators

The Strata Manager tabled for Council's information an inquiry about a safety test for the elevators, and confirmation that the safety test would be done by July 2008.

City of Burnaby

The Strata Manager tabled correspondence regarding the backflow prevention assembly test report.

Drain Repair Quotation

The Strata Manager advised that he had requested quotations from three contractors to repair the drains in the locker rooms servicing the swimming pool, and had received one response. After discussion it was decided to bring this matter forward for review at the September 2008 Council meeting.

5) Insurance

The Strata Manager tabled correspondence to the insurer concerning the possibility of purchasing a wagon for the Strata Corporation and any possible liability. The Strata Manager tabled a response from the insurance broker indicating that if there was an incident with the wagon, in their opinion the Strata Corporation would be named in any action. The insurer suggested a bylaw be put in place regarding the use of the wagon should a decision be made by the owners to purchase such. Council briefly reviewed this matter and after discussion it was

MOVED AND SECONDED:

That the purchase of a wagon be tabled for information.

MOTION CARRIED UNANIMOUSLY

6) Landscaping

Silva Landscaping

The Strata Manager tabled the landscape maintenance reports for May and June 2008.

University Sprinklers

The Strata Manager tabled correspondence authorizing the contractor to install a backflow preventer valve on the landscape sprinkler system, and noted that this work was in progress.

7) Completed Items

The Strata Manager reported that the following items had been completed since the last Council meeting: power sweeping of underground parkade; installation of backflow preventer valve in strata lot 18; replacement of sump pump; repair of drain pipe in locker room; replacement of swimming pool chlorination tubing; repair of chlorination pump; repair of lock leading into visitor parking area; repair of parkade entrance gate; quotation for cleaning parkade entrance ramp and driveway.

8) In Progress

The Strata Manager advised that the following items remained in progress: quotation for repair of drain pipe servicing the swimming pool; quotation for exterior window washing; installation of backflow preventer valve for landscape irrigation system.

OTHER BUSINESS:

Pigeons

Owners are reminded that it is their responsibility to ensure that their exterior balconies are clean and sanitary and do not attract pigeons. It was noted that pigeons are a protected species and are not allowed to be exterminated by the use of poison. The Strata Manager noted that if pigeons continue to be a problem the Corporation could consider hiring a falconer to remove them (pigeons are prey for falcons).

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:45 pm, until Monday, September 15, 2008, at 6:30 pm in the Tartan Room, 6759 Willingdon Avenue, Burnaby, BC.

STRATACO MANAGEMENT LTD.

#101 – 4126 Norland Avenue
Burnaby, BC
V5G 3S8

Tel: 604-294-4141

Fax: 604-294-8956



Real estate regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes as there will be a charge to the owner for replacement copies.

/dc

