

Norfolk Manor –Strata Plan N.W. 2178
Special General Meeting
Monday, April 14, 2008 at 7pm.

Call to Order: Meeting was called to order at 7:00pm. Meeting was chaired by Dennis Marchant, Strata Council President

Attendance: Attendance was taken as residents arrived. Total attendance was 17 units represented in person and 9 proxy ballot forms received by Council, for a total of 26 of the 42 units. The necessary quorum was achieved.

Approval of Agenda: David Nash and Jason Watkins moved for the approval of the Agenda. *Carried unanimously.*

Adoption of Previous Minutes: David Nash and Jason Watkins moved for the adoption of the Minutes of the Annual General Meeting on November 28, 2007. *Carried unanimously.*

Resolution #1: “Be it resolved by a three-quarter vote that Strata Plan NW 2178 will levy a one-time assessment in the sum of \$10,000 (proportionately assessed to each unit based on area entitlement) for the purpose of interior hallway and stairwell renovation. As the anticipated cost is \$55,000, be it further resolved that the owners allocate the balance of \$45,000 from the contingency fund, with any unused portion to be returned to the fund at the project’s completion.”
Moved by Dennis Marchant, seconded by David Nash. *Carried unanimously.*

Special Amendment: Dennis Marchant proposed an amendment to the resolution: “That the replacement of the corridor windows be removed from the scope of the original plan, and that the remaining funds be put towards the replacement of the linoleum floor in the garage entry area, adding a ramp to the front entrance, and making related improvements to the building interior.”
Moved by Dennis Marchant, seconded by David Nash. *Carried unanimously.*

New Business:

- 1) The Strata Council in the building to the south have requested a reminder for all to close the gate at the south end of the building quietly.
- 2) One owner advised all those in attendance that a previous domestic incident was resolved privately and that his personal family matters should not be reported in the monthly meeting minutes. Dennis stated that Council will always respect the privacy of all residents, but that the domestic incident resulted in several questions from other owners regarding the safety and security of the building. As the domestic incident is considered resolved, the matter was closed.
- 3) An offer was made to the owners to rent a large garbage bin in case any owners would want to throw out any furniture or large objects that cannot

reasonably fit in the garbage bins currently being used. There was no interest from those in attendance, so the Council will not pursue the idea.

- 4) Dennis provided an update on the screens and window repairs, and stated that Crystal Glass expects to be ready to begin installation in early May, once the necessary material has arrived.

Adjournment: Meeting adjourned at 7:22pm with no further business on the agenda.

Norfolk Manor – Strata Plan N.W. 2178
Strata Council Meeting Minutes
7:00pm – May 5, 2008

Present at Meeting:	Dennis Marchant Sarinthu Watkins David Nash	Denise Saunders Johanne Tashereau
Absent:	Tyler Dunlop	Dale Fauteux
Guests:	Victor Waterhouse Ranjit Ahluwalia	Jason Watkins

Meeting was called to order at 7:00pm.

- Minutes:** Council motioned and approved the adoption of the Minutes from the April meeting as circulated.
- Immediate Business (Completed):** (A) Building Plans: Dennis reported that all the official blueprints of the building are all on microfiche at city hall, and will print requested blueprints at a cost. Dennis said he will consult with the city to see what they have and request copies for the council's files. (B) Garbage Bins: the garbage bins have been moved inside the garage for added security. People are asked to dispose of garbage appropriately, and to not put garbage in the cardboard recycling bin. (C) Cement Cracks: Dennis reported that minor cracks had been reported in the retaining wall near the south garage entrance and the north exit stairwell. These cracks have been sealed and repaired.
- Immediate Business (Outstanding for June):** (A) Fire Inspection Compliance: Dennis reported that we are required to put a lock on the switch for the compressor near the hot water tanks. Dennis had received an expensive quote from Voltech to install one, but would see if there is a less expensive option available. (B) Signage: Dennis reported that signs for the parkade and walkway would be installed in the next couple of days. (C) Laundry Room: Victor noted that people were still not heeding the warnings to space usage of the washers at 5 minutes apart. Dennis to consult with a plumber to see about feasibility of enlarging drain pipes. (D) Fire Extinguishers: Dennis and David have been getting price quotes for a fire extinguisher to be placed near the garbage bins. The cost is between \$40-50 with tax. Council authorized Dennis to purchase one.
- Financial Statements:** Denise reported that the financial statements from April were not all in order and that she would contact Profile Properties to seek clarification on some outstanding April line items.
- Outstanding Accounts Receivable:** (A) Unit 201 funds still outstanding and is in legal process. (B) Unit 202: Dennis reported that unit 202 has not yet paid the outstanding maintenance fee owed, but that he has been in contact with the owner and payment is expected before June.

****REMINDER:** Council wishes to remind all owners to note that any unpaid fees or fines

will mean that the right to vote on Strata issues is forfeited until reconciled. Several units have unpaid charges relating to the February chimney cleaning.

6. **Interior Projects:** Dennis reported that the valve access panels were being installed on the first floor but that progress was slower than expected. A concern was raised regarding who would repair the holes left in the ceiling, and Dennis said he would ask Dean and Marc to repair them as they install the panels. He will also be scheduling the building inspector to come once some minor repairs have been completed. Dennis also reported that Paolo's work was progressing, having already started the patchwork repair of the drywall. Dennis said that he will have a contract for Paolo to sign outlining Strata's expectations on the project and to guarantee work done, and that he would order the carpet for the corridors by the end of the week. The work to repair the damage done to the bathroom of 111 during the plumbing repairs is expected to begin in one week.
7. **Exterior Projects:** Dennis reported that he hopes to start organizing landscaping work on the south garden by removing the stumps, adding dirt, and laying soil and grass seeds. He will also consult with Marc to find out when the planter box can be replaced in front of unit 111. Tyler communicated to Dennis prior to the meeting that he expects that the ballasts for the parkade lights can be replaced during the May long weekend. The issue of replacing or covering the vent at the front of the building will be tabled until the next meeting.
8. **Locksmith Work:** Dennis reported that all the utility areas to the building had been changed and standardized for security reasons. As well, one owner's mailbox lock was replaced and fixed.
9. **Laundry Room Etiquette:** The Council would like to remind all owners that the use of the laundry room washers and dryers is on a first-come/first-served basis. Owners should be considerate and ensure that clothes are promptly removed from the washers and dryers once the cycle is completed. Council also discussed the option of extending the laundry room hours. Dennis would obtain the feedback of the units near the laundry room to see if anyone would be opposed.
10. **Pest Control:** Unit 111 reported that Orkin had performed some preventative maintenance in their unit, and that no pests have been seen since. Council wishes to advise all that the Strata has a contract with Orkin to provide inspections and pest control services, and that all owners may make use of this at no charge. Please contact Dennis or Victor for more information.
11. **Fire Incident:** Fines have been levied against two units regarding the improper disposal and destruction of a couch left on the property. Council has determined that the owner of the couch will be fined \$50 for improper disposal of furniture, and the resident that set the fire will be fined \$375 due to various bylaw infractions and disposal charges. Dennis to issue letters advising these owners of the fines.
12. **Hardship Rental Exemption:** Dennis reported that a formal request has been received from the owners of one unit to extend their hardship rental exemption, which expired on May 5, 2008. The Council has unanimously decided to refuse their request based on the lack of a reasonable hardship situation. Council fined the owners \$100 per week starting May 12. Furthermore, warnings were issued pertaining to the accumulation of garbage on the unit's patio and the keeping of pets in the apartment.

13. **Pruning:** Dennis reported that, according the landscaping company used by the Strata, it is too late into the spring to do any pruning of the trees at the front and that this project will be re-visited the fall.
14. **Power-Washing of Building:** Based on the estimated cost of \$1000.00 to power-wash the entire building, it is unlikely that the Council will have it done this year. However, Council may discuss with some volunteers in the building to have specific sections of the building washed using the Council's pressure washer.
15. **Building Maintenance Plan:** Victor and Dennis discussed the idea of holding a training session to show some of the Council members how some of the general building maintenance is performed.
16. **Video Camera System:** Dennis reported that he found a user manual for the building's security camera system on the Internet and will download a copy.
17. **Parking Stalls:** A request was received from one unit for use of a second parking stall, and a stall was temporarily assigned to the unit. Second parking stalls remain the property of the Strata and will be granted use depending on availability as there are a limited number available. Dennis said he would update the Council's list of people that are using a second stall.
18. **Evergreen SkyTrain Line:** Council has learned that TransLink has decided that the rapid transit line will be built along North Road, with an estimated completion date of 2014. The Council will follow the developments as they are announced.

After having addressed all the items brought forward, Council adjourned the meeting at 9:00pm.

Council wishes to remind all owners that their special assessment cheques are due by June 2.

Submitted by,
Norfolk Manor –Plan N.W. 2178 Strata Council.

Note: Council meets on the first Monday of each month at 7:00pm in the Strata Office on the second floor, across from unit 201. Owners are welcome and encouraged to attend in order to bring their thoughts or concerns to the Council's attention.

Norfolk Manor –Strata Plan N.W. 2178
Strata Meeting Minutes
7:00pm –June 2, 2008

Present at Meeting: Dennis Marchant Denise Saunders Tyler Dunlop
Sarinthu Watkins Dale Fauteux
David Nash Johanne Tashereau

Guests: Victor Waterhouse Douglas Mazariego
Ranjit Ahluwalia

1. **Minutes:** Council motioned and approved the adoption of the minutes from the May meeting.
2. **Immediate Business (Completed):** Dennis reported that the following items from the previous month were completed: A lock was attached to the cardboard recycling bin; signs were installed on parkade and walkway gate; fire extinguisher purchased and installed near garbage bin area; the operating hours were extended for laundry room; and a footstool was found for the bin area.
3. **Immediate Business (Outstanding for July):** Dennis reported that the following items still need to be completed: Tyler is to arrange to put a lock on the switch for the compressor near the hot water tanks; Tyler and Dennis will get the online user's manual for security cameras; Dennis will investigate the costs and how to obtain the engineering drawings for the building
4. **Financial Statements:** Denise reported that the outstanding issues for the financial statements from April were resolved, but Council expressed some concerns about clarity of the statements when multiple invoices were entered as one line item. Denise was asked to contact Profile Properties to ensure that the statements for subsequent months are prepared with each invoice entered individually.
5. **Outstanding Accounts Receivable:** Dennis reported that the owner of unit 202 has paid the outstanding maintenance fee and that he would contact Profile in order to cancel all other charges against her Strata lot and remove any outstanding liens. The Council unanimously approved a resolution to proceed with the order of sale against unit 201, as per the request forwarded to the Council by Profile.
6. **Interior Hallway Renovation:** Dennis reported that Paolo expects to be done painting by approximately June 13. The revised contract for the project has not yet been returned to Paolo, and Dennis will follow up with him this week. The carpet had been ordered, and Dennis will make arrangements for the installation once the painting is complete. Also, the access panels on the first floor had been installed and that the inspection would be done on them by the city on June 3. Council also agreed to ask Marc to begin work on the entrance ramp at the front lobby.
7. **Interior Maintenance:** Dale agreed to fix door knob with the loose screw in the parkade near elevator. Dennis said he would purchase a new door closer for the door from the parkade into the elevator lobby. Dennis and Victor will arrange for a latch guard to be installed on the laundry room door, as someone had forced the door open and performed some vandalism in the room. Victor reported that the overspill from the washers was occurring on a less frequent basis, because most owners were adhering to the request to wait five minutes between starting loads. Council will investigate the possibility of renovating the laundry room in 2009.

8. **Exterior Landscaping:** Dennis updated Council on the landscaping project at the south and north ends of the building, which will take place on Saturday, June 7th from 8:30am to noon. There are eleven volunteers that have committed to assisting, and more are welcome to join.
9. **Covering for Front Vent:** Options were discussed for covering front vent. Ranjit provided council with a drawing that would involve building stonework around the vent to cover it. He was asked to obtain a quote for his plan for the July meeting.
10. **Parkade and Storage Area Lighting:** Tyler reported that he expects that he will start the following weekend on installing the new lighting in the storage area and in the parkade.
11. **Screens and Window Repairs:** Dennis reported that he had contacted Crystal Glass and advised that they would be on site to complete the installation of window and door screens and perform the remaining repairs. Dennis will distribute a notice to the relevant owners.
12. **Hardship Rental Exemption:** Dennis reported that the owners of unit 102 had advised him that the tenant would be out of the unit by the end of May, but no one on Council was able to confirm that the tenant had moved out. Council agreed that previously imposed weekly fine would continue until the owners advise Council that the tenant has left.
13. **Power-Washing of Building:** Tabled until the July meeting due to weather conditions.
14. **Building Maintenance Plan:** Tabled until the July meeting due to busy schedules.
15. **Parking Stalls:** Council has determined that only nine parking spots remain unused in the parkade. A list of owners that are occupying multiple spots has been compiled, and Council will discuss the option of enforcing the bylaw which allows Council to collect a fee for stall rentals.
16. **Front Door Security:** Tyler reported that someone had tried to gain access to the building by claiming to give away free pizza samples. For the safety and security of all resident, Council reminds owners not to let unknown people into the building.
17. **Elevator Interior and Access:** Council asked Tyler to look into feasibility of updating interior of elevator. David asked Council to also look into adding a key to the elevator to restrict access to the garage to only those who have an entry key. Dennis will investigate the latter request.
18. **Storage of Items in Garage:** Concern was expressed that the garage is being used to store personal items, such as car parts and household items, and there is a risk of fire or theft. Council reminds all owners that the garage is not a storage space and asks everyone to keep the area clean and free of items that do not belong there. Dennis will write a warning letter to the owner of one unit that has left a mattress and other items in the parkade for several weeks.

After having addressed all the items brought forward, Council adjourned the meeting at 8:30pm.

Submitted by,
Norfolk Manor – Plan N.W. 2178 Strata Council

Note: Council meets on the first Monday of each month at 7:00pm in the Strata Office on the second floor, across from unit 201. Owners are welcome and encouraged to attend in order to bring their thoughts or concerns to our attention.

Norfolk Manor –Strata Plan N.W. 2178
Strata Meeting Minutes
7:00pm – August 5, 2008

Present at Meeting:	Dennis Marchant	Denise Saunders
	David Nash	Johanne Tashereau
Guests:	Victor Waterhouse	Christine Wiesendahl
	Jordan Storey	
Absent:	Tyler Dunlop	Dale Fauteux
	Sarinthu Watkins	

1. **Minutes:** Adoption of the minutes from the July meeting
2. **Immediate Business (Completed):** Dennis reported that the new door closer installed on the interior door in the parkade was adjusted by Dale; Contract with Paulo for moulding installation was signed
3. **Immediate Business (Outstanding for September):** Tyler is to arrange to put a lock on the switch for the compressor near the hot water tanks, and Tyler and Dennis will get the online user manual for security cameras. As Tyler was not present at this meeting, no update is available.
4. **Financial Statements:** Denise reported there has been a delay with financial reporting for this month as the co-signer for the Strata's cheques was on vacation. All discrepancies from the previous month have been clarified.
5. **Outstanding Accounts Receivable:** Dennis signed the paperwork with lawyer to commence legal proceedings to enforce the lien against unit 201.
6. **Interior Hallway Renovation:** Dennis reported that Marc will begin work on entrance ramp during first week of August. Dennis reported that the moulding installation on the walls is posing a challenge for Paulo, who has to use shims to straighten the moulding on walls with bulges and depressions. Paulo has received several comments regarding this issue from various owners, and working to correct the problem as he completes the project. Dennis said he has some quotes for linoleum installation on the ground floor, with two of them being approximately \$700. Council discussed the alternative of using tile instead, providing it would be of the same type and style as that used at the other entrances. Dennis would investigate if Home Depot still carries this style and will report to Council.
7. **Exterior Work:** Dennis requested that the work required at the south end of the property, including the walkway and planter replacement, be tabled to next meeting as no new updates were available. Dennis reported that the dumpsters have been left outside because the grate below the parkade gate has bent and the waste management company is unable to roll the bins back inside. Dennis will work with Ranjit to find an effective solution to repairing the grate.
8. **Parking Garage Ceiling Leak:** A leak was found in the garage ceiling below the back courtyard. A quote of approximately \$3300.00 was obtained for repair, which will need to be budgeted for in next year's budget, as it was felt that this could wait until next spring. It was suggested that the garage be examined for other areas that may need repair.
9. **Power-Washing of Building:** Victor reported that he had started power-washing the building in the ramp area and a portion of the front and will continue throughout the rest of August. The graffiti by the parkade entrance has been removed.
10. **Covering for Front Vent:** As Ranjit was not present at the meeting, no report on his findings available. Tabled to the next meeting.
11. **Parkade and Storage Area Lighting:** There is no update as Tyler was not present. Tabled to the next meeting.

12. **Screens and Window Repairs:** Dennis reported that Crystal Glass has finally finished all their repairs on windows within the building and provided screens to those who requested them. Those who utilized their services should see invoices in the mail, if they have not already been received. Payment must be made directly to Crystal Glass, not to Strata.
13. **Building Maintenance:** Dennis, David and Denise and Victor will meet on Saturday, Aug 9th at 11am regarding general building maintenance and orientation.
14. **Plumbing Concerns:** Victor raised a concern regarding owners installing kitchen and bathroom appliances and equipment that could cause added strain on the plumbing. Owners are reminded that if they are making interior alterations to their dwellings, or are changing or adding appliances, that the Strata Council needs to be consulted as required by Strata bylaws 12.2.1.
15. **Parking Stalls:** Victor agreed to provide a quote to stencil new numbers and lines for parking stalls in the garage. Dennis also reported that there were a limited number of unoccupied parking stalls left for use in the parkade, and Council discussed the possibility of charging a monthly fee for use of a second stall.
16. **Elevator Interior and Access:** Dennis said he would look into a quote for replacing the rubber floor in the elevator and for adding an elevator key access option to the parkade.
17. **Cell Phone:** Dennis reported that he had obtained some quotes for renewing or replacing the strata cell phone but found that they did not meet the Council's requirements or were higher than expected. He will continue to make inquiries and advise Council at the next meeting.
18. **September and Future Meeting Dates:** Next Strata meeting will be held on Tuesday, September 2 at 7pm. Council will discuss in September if the meeting day will be changed for future meetings.
19. **Water Leak:** Dennis reported that he'd received a complaint from unit 101 that there was a water leak from unit 201. Upon investigation, it was found that water from unit 301's bathroom sink was backing up into unit 201, which then overflowed and dripped into unit 101. It was determined that this was caused by a plugged pipe in unit 201, and a plumber will be called to unplug the pipe as soon as possible. Dennis reported several cleanliness-related concerns about one of the units, and Council discussed the options of enforcing the relevant bylaws on the unit's owner.
20. **Panel Covers:** Dennis reported that the final inspection of the water access panel covers needs to be completed with the City. Dennis will handle this during August.
21. **Laundry Room:** Council decided to keep the extended laundry room hours of 6am to midnight, with a last load at 11pm. Council asks all residents to be mindful of their neighbors and to keep noise to a minimum when using the laundry room, particularly during the quiet hours of 11pm and 7am.
22. **Water Hose:** Victor reported that a new washer was installed on the hose that was leaking when connected to the south-end exterior spigot.
23. **Storeroom Exit Door:** Victor reported that the storeroom exit door that joins the storeroom directly to the garage was not closing properly and that it needed attention. He said he would look into to see if he could repair. Owners are also reminded that if they go into the storeroom to turn off the lights when they leave.

After having addressed all the items brought forward, Council adjourned the meeting at 8:35pm.

Submitted by,
Norfolk Manor – Plan N.W. 2178 Strata Council

Note: Council meets on the first Monday of each month at 7:00pm in the Strata Office on the second floor, across from unit 201. (This has been temporarily moved to Tuesday, September 2 for the next meeting.) Owners are welcome and encouraged to attend in order to bring their thoughts and concerns to the Council's attention.

Norfolk Manor – Strata Plan N.W. 2178
Strata Meeting Minutes
7:00pm – September 3, 2008

Present at Meeting:	Dennis Marchant Johanne Taschereau	Denise Saunders Sarinthu Watkins
Guests:	Victor Waterhouse Jordan Storey Jason Watkins	Christine Wiesendahl Ranjit Ahluwalia
Absent:	Tyler Dunlop David Nash	Dale Fauteux

1. **Minutes:** Adoption of the minutes from the August meeting.
2. **Immediate Business (Completed):** Ramp installed at front lobby entrance; bent grating under parkade gate replaced by concrete ramp.
3. **Immediate Business (Outstanding for October):** Tyler and Dennis will get the user manual for the security cameras.
4. **Financial Statements:** Denise has noted that the financial statements are up to date and correct. However, she was unable to determine if the NSF charges paid by the Council were charged back to the owners that incurred them, and if the fines against unit 102 were paid prior to the new owners moving in. Denise will confirm with Lynda.
5. **Outstanding Accounts Receivable:** Dennis reported that the owner of unit 201 has agreed to pay the outstanding fees against his unit. Dennis will also contact some of the owners that have not yet paid their special assessments for the hallway renovation.
6. **Interior Hallway Renovation:** Paulo reported that the interior hallway renovations will be completed within one week, however the Council realistically expects that it will not be completed until the end of September. The re-tiling of the elevator lobby on the parkade level is in progress.
7. **South End Landscaping:** Ranjit will discuss with Mark in regards to replacing the south walkway. The planter box in front of unit 111 will be taken care of once the walkway is completed. Council will also see if Mark can replace some of the rotten wood timbers.
8. **Power-Washing of Building:** Victor has completed the power-washing project.
9. **Covering for Front Vent:** Update and estimate was provided by Ranjit. Council discussed the idea to plant shrubs around the vent and re-paint the cover. This topic is tabled until a future meeting.
10. **Lock-Out for Compressor Switch:** Tyler was not able to arrange for the lock-out required by the fire inspection to be installed, so Council approved a motion to have Voltech complete the work. Dennis will arrange for this to be done in September.
11. **Parkade and Storage Area Lighting:** It is expected that the burnt-out ballasts in the parkade will be replaced within two weeks. The damaged light fixture above the intercom box was repaired, and Victor will replace the burnt-out light above the northwest exit door. Council discussed the issue of lowering and tilting the light above the parkade door to avoid complaints from the neighbouring building, and it was agreed that the light will be slightly tilted but not lowered. Dennis will confirm this with Tyler. The idea was also presented to change some of the lights at the rear of the building from a timer setting to photocell sensors. Dennis will discuss this idea with Tyler and report in October.

12. **Security Camera:** Dennis will follow up with Tri-Star to have the broken camera connection repaired. He will also check to see if the system is still covered under warranty and if the company can provide a user manual.
13. **Building Maintenance:** The training session for Saturday, August 30 with Victor, Dennis, and Dave was held, and Dennis will compile the notes in early October for editing and review.
14. **Parking Stalls:** Victor will provide a quote to repaint the parking stall lines and numbers once the interior building work is complete.
15. **Elevator Interior and Access:** Dennis has not yet obtained a quote for replacing the rubber floor in the elevator and for adding an elevator key access option to the parkade.
16. **Cell Phone:** After determining that similar rate packages from other providers would be more expensive, it was decided that Council will add caller ID to the current package with Bell and will upgrade to a newer phone model in October upon signing a new contract.
17. **Future Meeting Dates:** The next meeting will be held on Sunday, October 5, and future meetings will be held on the first Sunday of each month until further notice.
18. **Health and Safety Issues:** Council discussed several cleanliness and safety concerns about a particular unit and the options of enforcing the relevant bylaws on the unit's owner. Dennis will follow up with Pat at Profile Properties and the issue will be discussed during the October meeting.
19. **Panel Covers:** Dennis will arrange for the final inspection by the City of the water access panel covers in September.
20. **Storeroom Exit Door:** The storeroom exit door that joins the storeroom directly to the garage is not closing properly. Victor will see if he can repair it, and will provide an update in October.
21. **Parkade Gate:** Council believes that the parkade gate was hit and the man-door now does not close properly. Jason stated that he will attempt to remove or flatten the obstruction in the door frame. As well, a problem was noted with the motion sensor in the gate, and Dennis will arrange for it to be repaired immediately.
22. **Garbage Disposal:** The two large garbage bins will be moved inside once the wood can be moved to another location in the parkade. Dennis will try to arrange for someone to help him once he confirms that Paulo has finished most of his painting work. As well, it was noted that some people are putting household waste in the recycling bins. Please note that the Council can be fined by the City if this occurs, and that any such fines will be charged to the unit that is found to have inappropriately disposed of their garbage.
23. **Laundry Room Hours:** It was brought to the Council's attention that on several occasions the laundry room was used outside of the official operating hours. As well, some owners using the room early in the morning have been very noisy. The Council would like to remind all owners to respect those in the neighbouring units and abide by the posted operating hours.

After having addressed all the items brought forward, Council adjourned the meeting at 8:40pm.

Submitted by,
Norfolk Manor – Plan N.W. 2178 Strata Council

Note: Council meets on the first Sunday of each month at 7:00pm in the Strata Office on the second floor, across from unit 201. Owners are welcome and encouraged to attend in order to bring their thoughts and concerns to the Council's attention.