

**LMS 4530 Crescent II
3500 – 144 Street Surrey, B.C.**

COUNCIL MEETING MINUTES JANUARY 4, 2012

LOCATION:

9:00 a.m. – Clubhouse
3500 144th Street
Surrey, B. C.

**STRATA COUNCIL 2011
CHAIR**

Harry Harris - #71
604-538-3599

SECRETARY

Connie Hobman - #84
778-294-0533

TREASURER

Barry Cashmore - #53
604-541-3963

LANDSCAPING

Bev Nicholas - #49
604-535-7312

IRRIGATION

Bill Laidlaw - #87
604-535-8986

MAINTENANCE

Roy Gattinger - #79
604-541-6363

SECURITY/CITY LIAISON

Doris Cummings - #48
604-541-3063

STRATA MANAGER

Fred Borgford
E-Mail: fred@crpm.ca

**CROSSROADS MANAGEMENT
LTD.**

**1011, 7445 132ND STREET,
SURREY, B.C. V3W 1J8**

Phone: (778) 578-4445

Fax: (778) 578-4447

**EMERGENCY CONTACT
24 HOUR SERVICE**

(778) 578-4445

**Go to local 230 and press "7"
Your call will be directed to
Fred's cell phone.**

Owners are encouraged to save copies of the minutes (on your computer) as prospective purchasers will usually request two years worth of minutes before buying. This will save you or them money as the management firm does charge .25 per page to reproduce them.

ATTENDANCE:

Harry Harris
Connie Hobman
Barry Cashmore
Roy Gattinger
Bev Nicholas
Fred Borgford, Property Manager

Regrets:

Bill Laidlaw
Doris Cummings

Guests

Don Jones, owner, Crescent II
Marjorie Andersen, Commercial Accounts Manager, Coastal Insurance.

(1) CALL TO ORDER

The Meeting was called to order at 9:00 am by Harry Harris, a quorum being present.

(2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED/SECONDED** to adopt the Minutes of the Council Meeting of November 23, 2011.

CARRIED

(3) FINANCIAL REPORT

It was **MOVED/SECONDED** to approve the August, September, October and November financial statements as presented.

CARRIED

The Treasurer asked the manager to inform Crossroads' accounting department to not expense a \$375 tree deposit to the City of Surrey. The Treasurer asked for a separate line item on the balance sheet to list the \$375 as a deposit only because the Strata will be reimbursed for these monies within one year.

(4) COMMITTEE REPORTS

LANDSCAPING

Neuco landscaping completed the liming in the fall and will start top dressing lawns in January.

REPAIRS & MAINTENANCE

Roy explained to council that due to budget constraints a partial gutter and valley cleaning was completed in November

SPRINKLERS

The sprinkler system has been shut down for the winter.

SECURITY/AREA DEVELOPMENT

Fred will check with Crescent I as to the status of the ongoing gate issues.

SHARED COSTS COMMITTEE

Doris and Barry would like to talk to Crescent I regarding the shared costs. Fred will talk to Crescent I to arrange a meeting.

(5) OLD BUSINESS

Parking: Council discussed the ongoing parking violations within the complex. An owner received a letter with a due date to conform to the parking bylaws as outlined in the November 23, 2011 Council Meeting Minutes. Because compliance was not achieved, Council further instructed Management to impose the first fine. Council decided that anyone parking over the driveway apron will be fined.

A letter was sent to an owner who was parking in the visitor parking in violation of the bylaws. The vehicle has since been moved to the garage.

ATTENTION ALL OWNERS:

Council would like to inform all owners that they will be sending out warning letters to any owner who is in contravention of the parking bylaw. All owners are reminded to please read section 38 of your bylaws for more information. If you do not have a copy of the bylaws you may view them at www.crescentstrata.net.

(6) NEW BUSINESS

Strata Insurance Policy: Don Jones, an owner who worked previously in the insurance industry, and Marjorie Andersen of Coastal Insurance, were present to review and provide advice regarding the Strata's current insurance policy. After considerable discussion of the Strata's insurance deductibles, Council decided to leave the policy as is.

IMPORTANT: Please read the attached information from Coastal Insurance to be sure you have adequate condo unit insurance.

Budget: Council and the manager briefly reviewed the proposed budget for the 2012 AGM. It was decided unanimously to accept the treasurer's proposed budget, as amended.

It was MOVED/SECONDED to adjourn the council meeting at 11:12 a.m. CARRIED

Owners are to check for posted notices on the board by the mail boxes. These notices are Important, so please read them. If you have questions, please contact the Manager at **778-578-4445**.

Note: The AGM is scheduled for 7:00 p.m. February 22, 2012 in the clubhouse.

Fred Borgford, Property Manager

COASTAL INSURANCE SERVICES LTD.

IMPORTANT QUESTIONS TO ASK YOUR INSURANCE BROKER WITH RESPECT TO YOUR CONDO UNIT OWNER POLICY:

1. If the strata suffers a loss that originates from your unit, what amount of coverage is provided to you in the event you are charged back the strata policy's deductible?

****** You will need to know your strata policy deductibles to ensure that the coverage your condo unit owners' policy provides is sufficient. If it is not, you may have the option to purchase a higher limit. ******

2. If there is damage to your unit (damage to your floors, ceilings, walls, NOT Improvements & Betterments or Personal Property), but the damage is under the strata's deductible, what amount of coverage is provided to you to repair this damage? This coverage is usually called "Unit Additional Protection".

**PLEASE MAKE SURE YOU HAVE THESE COVERAGES
– IT'S FOR YOUR OWN PROTECTION**