

AUGUST 2020**KINGFISHER STRATA CORPORATION NW 1069****MINUTES OF STRATA COUNCIL MEETING****WEDNESDAY AUGUST 5, 2020 AT 7:00 PM IN THE RECREATION ROOM**

Call to Order: President Rita Platt called meeting to order at 7:00 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Brenda Penman Member at Large.

1. PREVIOUS MINUTES

Minutes of June 16, 2020 were read and approved.

Proposed: Vivian Pall, Seconded: Brenda Penman, All in Favor – Passed

2. FINANCIAL STATEMENTS

May and June statements presented with review and discussion on the June Statement.

Proposed to accept: Vivian Pall, Seconded Rita Platt, All in Favor – Passed

3. BKL REPORT

Report received from BKL on July 28, 2020. Council discussed the findings.

Motion: To seek Legal Counsel regarding report. Motioned by Rita Platt, Seconded Vivian Pall
All in Favor – Passed

4. BUILDING BLUEPRINTS

Blueprints of the Kingfisher are on a Flash Drive. They are to be enlarged, printed and stored for future reference.

5. DRIVEWAY ENTRANCE IMPROVEMENTS – Job well done.**6. SAFETY HAND RAIL INSTALLMENT – Job completed.****7. FIRE AND SAFETY INSPECTION**

All 31 Units had working Smoke Detectors. This is a first – good work by all.

8. PHASE THREE – HIGH BOND CONSTRUCTION

Work in parkade by Simon Wu is almost completed.

9. CEILING RESTORATION

Quote has been received from Benchmark Painting. The ceilings in units 204 and 209 will be restored as soon as the plumbing pipe in the ceiling of 204 is repaired.

10. LETTER OF COMPLAINT

A Letter of Complaint dated July 26, 2020 was received regarding “smoking odors” on the third floor. Council will conduct a preliminary inhouse investigation and report back to complainant.

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11. CHOA RENEWAL

Yearly CHOA membership is to be renewed in September of 2020.

12. OTHER BUSINESS

- A. Letter received from "SUGGESTION BOX" regarding pruning of the trees in front of building. "The Arborist" will be contacted for Fall pruning.
- B. Two Letters of Complaint dated August 5, 2020 were received regarding on-going noise disturbance issues in the building. These issues were discussed by council members and it was decided to refer the issues to a lawyer for consultation and possible action.

13. ADJOURNMENT

Meeting Adjourned at 8:20 pm.

Proposed: Rita Platt

Seconded: Brenda Penman

All in Favor - Passed

JUNE 2020

KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING

TUESDAY JUNE 16, 2020 AT 7:00 PM IN THE RECREATION ROOM

Call to Order: President Rita Platt called meeting to order at 7:00 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Brenda Penman Member at Large.

1. PREVIOUS MINUTES

Minutes of May 12, 2020 were read and approved.

Proposed: Rita Platt, Seconded: Vivian Pall. All in Favor – Passed

2. FINANCIAL STATEMENT

Year end Financial Statement for April 30, 2020 reviewed and discussed.

Proposed to accept: Vivian Pall, Seconded Brenda Penman. All in Favor – Passed

3. CAPRICMW INSURANCE

Motion: To borrow \$30,000.00 from the CRF to pay in one lump sum the full Insurance Premium for the Kingfisher for the year 2020/2021. Motioned by Robert Tibbs, Seconded by Vivian Pall
All in Favor – Passed

4. BOILER MAINTENANCE – in progress

5. PARKADE NORTH END FAN HOUSING

Quote for Phase Three has been received from Hi-Bond Construction and work will begin soon.

6. RECYCLING

Recycling program has been revised with appreciation going out to individuals who have taken the initiative and responsibility for the work involved.

7. WORKSHOP CLEAN OUT – Great job done by all!

8. LETTER TO COUNCIL

Letter received by Council from an owner regarding “access” to suite when work may be required. Discussion followed.

9. OTHER BUSINESS

- a) Safety rail to be installed on South outdoor wall of parkade driveway.
- b) Heating in North End – 1st floor to be addressed.
- c) Back garden concerns to be brought up with Gardeners.

10. ADJOURNMENT

Meeting Adjourned at 7:50 pm. Proposed: Rita Platt, Seconded: Vivian Pall. All in Favor -Passed

MAY 2020

KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING

TUESDAY MAY 12, 2020 AT 7:15 PM IN THE RECREATION ROOM

All members agreed to a short notice meeting.

Call to Order: President Rita Platt called meeting to order at 7:15 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Brenda Penman Member at Large.

1. PREVIOUS MINUTES

Minutes of April 22, 2020 were read and approved.

Proposed: Brenda Penman, Seconded: Rita Platt. All in Favor – Passed

2. FINANCIAL STATEMENT

Financial statement for March 2020 was reviewed and discussed.

Proposed to accept: Vivian Pall, Seconded: Robert Tibbs. All in Favor – Passed

3. FOLLOW UP TO INVESTIGATION OF THUMPING NOISE COMPLAINT

a) Thermal Imaging procedure was done by Enersave – no blockage in pipes found.

b) Motion: to open up portion of ceiling in unit #209 in order to examine for cause of noise. Enersave to perform initial work.

Motioned by: Rita Platt, Seconded: Robert Tibbs. All in Favor – Passed

4. BOILER

A new Expansion Tank is to be installed during next regular boiler maintenance by Enersave.

5. GENERATOR TESTING

Testing occurs every 3 months and has just been completed.

6. OTHER BUSINESS

a) The Ollivier's are unable to continue with the bottle collection and recycling.

b) Suggestion Box is to be installed under Notice Board in the Lobby.

c) Plugged roof drain has been cleared.

7. ADJOURNMENT

Meeting adjourned at 8:15 pm.

Proposed: Rita Platt

Seconded: Brenda Penman All in Favor - Passed



KINGFISHER - STRATA PLAN NW 1069 ANNUAL GENERAL MEETING MINUTES

Restricted Proxy Due to the Health Restrictions Imposed by the Covid 19 Crisis

APRIL 15, 2020 @ 7:00 PM

1. CALL TO ORDER

The Council President called the meeting to order at 7:00 pm.

The Strata Agent was present by phone to assist.

2. VERIFICATION OF QUORUM IN ATTENDANCE

The Strata Property Act of British Columbia requires that a quorum of (1/3) one third of the eligible Owners entitled to vote to be in attendance for a General Meeting to proceed. In accordance with the Strata Property Act., the Strata Agent informed the Ownership total of (31) units were eligible to vote and the quorum requirement, per the Act would constitute of one third of the total eligible owners which would be (11).

There were (24) proxies issued by owners, (4) present in person. As the quorum requirement of (11) was met the meeting was declared legal and able to proceed.

3. PROOF OF NOTICE OF MEETING

The Strata Property Act of BC requires that the Strata Corporation provide adequate notice of a General Meeting being held to all Owners within a Strata Corporation. The requirement of 21 days' notice is required. Notices to this meeting were delivered to all owners on or around (March 25, 2020).

Proxy instructions and votes were (28) in favor, (0) opposed (0) abstentions, the motion was
CARRIED

4. ADOPTION OF MINUTES

The minutes of Annual General Meeting held (April 4, 2019) were previously reviewed by the Owners. As no errors or omissions were noted, Proxy instructions and votes were (28) in favor, (0) opposed (0) abstentions, the motion was
CARRIED

5. COUNCIL REPORT

Council President hand delivered strata's annual report to all Owners on April 8, 2020.

Attached to these minutes owners will find a copy of the council president's report.

6. INSURANCE REPORT

Owners were advised that a copy of the Strata Corporation's insurance coverage through (June 1, 2019 to June 1, 2020) Insurance Services was attached to the Notice of the Annual General Meeting. It is suggested Owners detach this documentation and file it for use when renewing their personal contents insurance.

The Agent suggested that owners ensure all betterments or Owner improvements to the Strata Lot are covered by their homeowner's package. The Owners were advised that they should obtain additional insurance coverage should the Corporation subrogate against an Owner for a water damage deductible that was a result of their negligence or their fault. Owners should contact their own individual insurance agents with respect to such additional coverage.

The strata corporation is insured by (CMW) with what is referred to as subscription coverage at the current appraisal/insured value of (\$8,836,000)

The strata corporation's insurance deductibles are as follows:

All Risks	\$5,000
Water Damage	\$7,500
Backup Sewer	\$7,500
Flood Damage	\$10,000
Res. Glass Breakage	\$500
Master Key	\$500
Lock and Key Coverage	\$250
Earthquake Damage	10% of the insured value, minimum \$100,000

7. ADOPTION OF SPECIAL RESOLUTION ¾ VOTE

Resolution #1 – Waive Requirement for Deprecation Report

Council is recommending that the Owners approve a Resolution to waive the requirement for a Depreciation Report as required by the Strata Property Act.

The Act requires that the Owners must be given the opportunity to exempt the corporation from having this report done. Should the Owners of The Kingfisher, Strata Plan NW1069, who are present in person or by proxy wish to exempt the Corporation from obtaining a depreciation report at this time, a motion, second and approval (to exempt) by 3/4 vote is required.

BE IT RESOLVED by a 3/4 vote of the Owners of The Kingfisher, Strata Plan NW1069 that, as required by Section 94(3) of the Act, the Strata Corporation hereby waives the requirement for a depreciation report for the year ending April 31, 2021.

Proxy instructions and votes were (28) in favor, (0) opposed, (0) abstentions. The motion was, **CARRIED**

8. ADOPTION OF PROPOSED OPERATING BUDGET (MAY1, 2020-APRIL 30, 2021)

The owners were provided with the proposed budget.

Proxy instruction and votes: (27) in favor (1) opposed, (0) abstentions) the motion was **CARRIED**

Attached to these minutes owners will find a copy of the adopted (May1, 2020-April 30, 2021) budget and the strata fees.

9, ELECTION OF STRATA COUNCIL

The Strata Property Act and the buildings bylaws allow for a minimum of 3 and a maximum of 7 members to participate on the Strata Council. Owners were encouraged to participate and help form a Strata Council that can flourish for years to come.

The existing Council is deemed to have resigned at this time and have the option of letting their name stand for reelection.

The following previous Council members stood for re-election:

Robert Tibbs	(204)
Vivian Pall	(101)
Rita Platt	(205)
Loraine Garlinski	(304)
Brenda Penman	(102)

An additional owner stood for election

Garry Vit	(401)
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As the following 5 nominations for Council with the majority proxy votes. (28) in favor (0) opposed, (0) abstentions, the motion was **CARRIED**

Robert Tibbs	(204)
Vivian Pall	(101)
Rita Platt	(205)
Loraine Garlinski	(304)
Brenda Penman	(102)

10. TERMINATION OF MEETING

The meeting was terminated at 8:10 PM.

ITEMS OF IMPORTANCE

As a matter of general information, please be advised that Owners should always retain at least the most current 24 months of strata Council and general meeting Minutes. While copies of the meetings are retained on file with the Management Company, it is important that you, as an owner, retain your copies for future reference and/or in the event that you decide to sell your unit. Prospective purchasers commonly request copies of meeting minutes from the strata lot Owner, and although the Management Company can provide these on your behalf, there is a charge to the strata lot Owner for doing so.

IF YOU ARE NOT ON THE PRE-AUTHORIZED CHEQUE PROGRAM, PLEASE READ THIS: The PAC program is a convenient way to save postage, time, inconvenience of writing cheques and escape late payment fines. Because your maintenance fees are due on the 1st day of the month, you avoid the embarrassment of missed payments, and you may stop payment at any time if you feel the need to do so. Your payments will always be on time. Should you move your account from one bank or branch to another, advise the Management Company by the 15th of the month prior to the withdrawal date and a new agreement will be set up with you so payments can continue uninterrupted. For further information regarding this program please call 604-385-2242. For letters to Council or questions concerning your Strata Corporation, please contact the Strata Agent

Peninsula Strata Management
316-1959-152nd Street
Surrey, BC V4A 9E3

Tel: 604-385-2242
Fax: 604-385-2241
e-mail: cecilia@peninsulastrata.com

**PRESIDENT'S REPORT
STRATA COUNCIL NW 1069
FY 2019 – 2020**

INTRODUCTION

Nine Strata Council meetings were held during FY 2019/2020. Minutes are provided for owners who specifically request them and are available for all owners following each meeting. The following notes outline significant items and events from the year 2019/2020.

FINANCIAL / POLICY

Final accounts for April are still awaited. We are predicting a small loss due to extra maintenance expenses that will be covered by income from retained earnings. These associated topics are kept under ongoing review to balance the interests of our Owners, proper maintenance of the building, and Strata Law.

CONTINGENCY RESERVE FUND

The CRF is in good standing being well above the recommended level of 25% of the annual operating cost.

INSURANCE

Due to the anticipated raise in Insurance costs there will be a ten percent increase in Strata fees. Exact rate of increase to Insurance will not be known until just prior to the due date of June 1, 2020. The cost of insurance will be covered not only by an increase to strata fees but also by decreasing the contributions to the CRF. A comprehensive report on the Kingfisher's maintenance covering the last three years was submitted to the insurance broker. Fortunately, we have had no claims.

DEPRECIATION REPORT

We are not aware of any reason to change from past policy of deferring a report in that we believe the substantial cost is better applied to preventative maintenance and improvements.

GENERAL MAINTENANCE

FIRE AND SAFETY

Annual fire inspection was done by Legacy Fire in May. Only one fire door needed an adjustment. We had our yearly Fire Drill in December. Evacuation went well. The Fire Chief made several recommendations that are being followed up.

GARDEN

The contract with Teamworks Landscape Maintenance was renewed.
An irrigation system with a timer was installed under the cedar hedge in the back garden.

Several trees in front of the Kingfisher have recently been pruned.

ELEVATOR

The elevator undergoes regular maintenance. In March of 2020 a ceramic seal was replaced.

AHU AND DUCT CLEANING

AHU & Duct Cleaning was done by National Air Technologies in November. This only needs to be done every 3 to 5 years. In June of 2019 Dryer Vent cleaning took place. A few vent screens on the roof were replaced. This is a yearly maintenance event.

SEALING IN PARKADE

Phase Two – repairing ceiling/wall cracks on the west side of the parkade was completed by Hi-Bond Construction. Phase Three- work on this phase is yet to be determined.

ROOF

The roof is inspected each year by Penfolds Roofing. In October of 2019 the roof was inspected and deemed to be in good condition. It is still under warranty.

WIND/WEATHER/STORM DAMAGE

Repairs to all four chimneys and flashing has been done.

WINDOW WASHING

A new window washing company has been booked to wash all the windows in May.

STRATA COUNCIL

President: Rita Platt

Vice President: Robert Tibbs

Treasurer: Vivian Pall

Secretary: Loraine Garlinsky

Member at Large: Brenda Penman

We are all willing to continue on Strata Council for the year 2020/2021.

APPRECIATION

The work and contributions of each Strata Council member, and ALL the Owners who so conscientiously do many jobs that make the Kingfisher a great place to live is so much appreciated.

Thank you everyone.



Residential Strata Program Summary of Coverages - Strata Plan NW1069

Insured The Owners of Strata Plan NW1069, Kingfisher Peninsula Strata Management Ltd. Property Policy Number: CMWM1114
Policy Period From: June 1, 2019 To: June 1, 2020 Effective June 1, 2019
Location(s) 1368 Foster Street, White Rock, BC V4B 3X4

Description of Coverages	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form CMWM-JANUARY-01-2017, Appraisal: Jun 1, 2019, Year of Cycle: 1	\$ 8,836,000.	See Below
Earthquake – Annual Aggregate – Extended Replacement Cost Applies	\$ 8,836,000.	
Flood – Annual Aggregate – Extended Replacement Cost Applies	\$ 8,836,000.	
Blanket Glass	Included	
Equipment Breakdown - By-laws Included	\$ 8,836,000.	\$1,000.
Included - Debris Removal, \$500,000. Ammonia Contamination, \$500,000. Hazardous Substances, \$1,000,000. Expediting Expense, \$500,000. Water Damage, \$250,000. Extra Expense, \$100,000. Service Interruption	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 50,000.	
Tenants' Legal Liability – Any One Premises	\$ 500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage	\$ 50,000.	
(Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)		
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$ 5,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	
Terrorism and Sabotage Coverage	\$ 500,000.	\$2,500
Volunteer Accident Coverage	\$ 200,000.	7 Day Waiting Period
Principal Sum - \$200,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Intellect Privacy & Data Breach		Nil.
Liability	\$ 50,000.	
Expense	\$ 10,000.	

Platinum Legal Services Retainer Contract

Per Claim – \$1,500,000 Term Aggregate

Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract. Premium is fully earned.

Aggregate Fees Cap per Legal Proceeding

\$1,000,000.

Deductibles – Property

- All Losses \$5,000 except:
- Water Damage \$7,500
- Sewer Back-up \$7,500
- Flood \$10,000
- Earthquake 10%, minimum \$100,000
- Residential Glass Breakage \$500
- Master Key Coverage \$500
- Lock and Key Coverage \$250

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws.
- Co-insurance Basis – Stated Amount.
- Extended Replacement Cost – 30% Subject to an appraisal being filed with the insurers and dated within 12 months prior to the effective date of the policy.
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Conditions – General Liability

- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

E&OE

This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.

STRATA PLAN NW 1069-KINGFISHER
ADOPTED ANNUAL OPERATING BUDGET 2020-2021

	YTD ACTUAL	YTD ESTIMATED	APPROVED BUDGET	ADOPTED BUDGET
	UP TO Jan/19	UP TO Apr/19	2018-2019	2019-2020
INCOME				
4001 · OWNER ASSESSMENTS	103,237.48	\$137,649.79	137,649.79	\$151,181.13
4002 · BANK INTEREST	239.90	\$300.00		
4006 · FREEZERS/SCOOTERS	270.00	\$360.00	360.00	\$360.00
4009 · MISC INCOME	10.00	\$10.00		
4099 · PREV YEAR (+/-)	7,308.90	\$9,745.20	9,745.20	\$4,425.00
4130 · KEY DEPOSIT INCOME	0.00			
Total Income	\$111,066.28	\$148,064.99	\$147,754.99	\$155,966.13
EXPENSES				
6100 · FORTIS BC	5,909.10	\$12,000.00	\$14,000.00	\$13,000.00
6101 · BC HYDRO - ELECTRICITY	4,314.77	\$9,000.00	\$9,000.00	\$9,000.00
6102 · WATER BILLS	2,962.32	\$9,000.00	\$9,000.00	\$9,000.00
6200 · INSURANCE DEDUCTIBLE	0.00	\$0.00		
6201 · INSURANCE	16,829.00	\$23,000.00	\$22,000.00	\$43,000.00
6202 · INSURANCE APPRAISAL	0.00		\$1,000.00	\$0.00
6203 · BANK CHARGES	405.00	\$540.00	\$540.00	\$540.00
6206 · ELEVATOR	3,210.65	\$5,000.00	\$5,000.00	\$5,000.00
6207 · LEGAL/ACCOUNTING	640.39	\$650.00	\$1,200.00	\$1,000.00
6303 · MAINT - LANDSCAPE/GARDENING	4,683.00	\$6,500.00	\$6,500.00	\$7,000.00
6304 · MAINT - GARDENING SPECIAL	664.72	\$1,000.00	\$4,000.00	\$1,000.00
6305 · MAINT - MECHANICAL CONTRACT	1,748.25	\$3,000.00	\$3,000.00	\$3,000.00
6306 · MAINT - JANITORIAL	2,835.00	\$3,780.00	\$3,780.00	\$3,780.00
6307 · MAINT - REPAIRS & MAINTENANCE	26,569.79	\$28,000.00	\$18,000.00	\$20,000.00
6308 · MAINT - FIRE SYSTEMS	631.84	\$650.00	\$1,200.00	\$1,000.00
6309 · MAINT - WINDOW CLEANING	1,275.75	\$1,300.00	\$1,200.00	\$1,500.00
6310 · MAINT - WINDOW REPLACEMENT	6,541.25	\$6,500.00	\$5,000.00	\$4,000.00
6313 · MAINT - PEST CONTROL	20.47	\$20.00	\$500.00	\$500.00
6404 · WCB EXPENSE	0.00	\$65.00	\$50.00	\$50.00
6501 · PROPERTY MANAGEMENT FEES	6,907.95	\$9,210.60	\$9,210.60	\$9,210.60
6503 · GST - PROP MGMT	345.42	\$460.53	\$460.53	\$460.53
6601 · ADMIN & SUNDRY	1,035.51	\$1,200.00	\$1,500.00	\$1,500.00
6602 · GARBAGE BINS/WASTE	5,689.26	\$8,000.00	\$8,000.00	\$8,000.00
6701 · CONTINGENCY RESERVE	14,999.94	\$20,000.00	\$20,000.00	\$10,000.00
6800 · DEFICIT RECOVERY	2,709.90	\$3,613.86	\$3,613.86	\$4,425.00
Total Expenses	\$110,929.28	\$152,489.99	\$147,754.99	\$155,966.13
TOTAL +/-	\$137.00	-\$4,425.00	\$0.00	\$0.00

**STRATA PLAN NW 1069-KINGFISHER
ADOPTED ANNUAL OPERATING BUDGET 2020-2021**

2019/20 Total to Contingency Fund	\$10,000.00
2019/20 Total to Operating Fund	\$141,181.13
	\$151,181.13

UNIT #	STRATA LOT	UNIT ENTLMNT	TOTAL 2019-2020	CONTINGENCY 2020/2021	OPERATING 2020/2021	TOTAL 2020/2021	\$ change	% change
101	4	3.28	\$376.32	\$27.34	\$385.97	\$413.31	\$36.99	9.83%
102	3	3.12	\$357.96	\$26.01	\$367.14	\$393.15	\$35.19	9.83%
103	2	3.13	\$359.11	\$26.09	\$368.32	\$394.41	\$35.30	9.83%
104	1	2.2	\$252.41	\$18.34	\$258.88	\$277.22	\$24.81	9.83%
105	9	3.27	\$375.17	\$27.26	\$384.80	\$412.05	\$36.88	9.83%
106	8	3.1	\$355.67	\$25.84	\$364.79	\$390.63	\$34.96	9.83%
107	7	3.13	\$359.11	\$26.09	\$368.32	\$394.41	\$35.30	9.83%
108	6	3.27	\$375.17	\$27.26	\$384.80	\$412.05	\$36.88	9.83%
109	5	2.16	\$247.82	\$18.00	\$254.18	\$272.18	\$24.36	9.83%
201	13	3.27	\$375.17	\$27.26	\$384.80	\$412.05	\$36.88	9.83%
202	12	3.13	\$359.11	\$26.09	\$368.32	\$394.41	\$35.30	9.83%
203	11	3.14	\$360.26	\$26.17	\$369.50	\$395.67	\$35.41	9.83%
204	10	2.19	\$251.26	\$18.25	\$257.71	\$275.96	\$24.70	9.83%
205	19	3.14	\$360.26	\$26.17	\$369.50	\$395.67	\$35.41	9.83%
206	18	3.26	\$374.02	\$27.17	\$383.62	\$410.79	\$36.77	9.83%
207	17	3.12	\$357.96	\$26.01	\$367.14	\$393.15	\$35.19	9.83%
208	16	3.14	\$360.26	\$26.17	\$369.50	\$395.67	\$35.41	9.83%
209	15	3.27	\$375.17	\$27.26	\$384.80	\$412.05	\$36.88	9.83%
210	14	2.16	\$247.82	\$18.00	\$254.18	\$272.18	\$24.36	9.83%
301	23	3.27	\$375.17	\$27.26	\$384.80	\$412.05	\$36.88	9.83%
302	22	3.13	\$359.11	\$26.09	\$368.32	\$394.41	\$35.30	9.83%
303	21	3.13	\$359.11	\$26.09	\$368.32	\$394.41	\$35.30	9.83%
304	20	2.19	\$251.26	\$18.25	\$257.71	\$275.96	\$24.70	9.83%
305	29	3.14	\$360.26	\$26.17	\$369.50	\$395.67	\$35.41	9.83%
306	28	3.26	\$374.02	\$27.17	\$383.62	\$410.79	\$36.77	9.83%
307	27	3.12	\$357.96	\$26.01	\$367.14	\$393.15	\$35.19	9.83%
308	26	3.14	\$360.26	\$26.17	\$369.50	\$395.67	\$35.41	9.83%
309	25	3.27	\$375.17	\$27.26	\$384.80	\$412.05	\$36.88	9.83%
310	24	2.16	\$247.82	\$18.00	\$254.18	\$272.18	\$24.36	9.83%
401	30	6.12	\$702.15	\$51.01	\$720.17	\$771.18	\$69.02	9.83%
402	31	7.57	\$868.51	\$63.10	\$890.80	\$953.89	\$85.38	9.83%
		99.98	\$11,470.82	\$833.33	\$11,765.09	\$12,598.43		
			x 12	x 12	x 12	x 12		
			\$137,649.79	\$10,000.00	\$141,181.13	\$151,181.13		

MARCH 2020

KINGFISHER STRATA CORPORATION NW 1069 MINUTES OF STRATA COUNCIL MEETING MONDAY MARCH 2 2020 AT 7:00 PM IN THE RECREATION ROOM

Call to Order: President Rita Platt called meeting to order at 7:00 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinsky Secretary, Brenda Penman Member at Large.

1. PREVIOUS MINUTES

Minutes of January 8, 2020 were read and approved.

Proposed: Rita Platt, Seconded: Robert Tibbs. All in Favor – Passed

2. FINANCIAL STATEMENTS

Financial Statements from December 2019 and January 2020 were presented and reviewed.

Proposed to Accept: Rita Platt, Seconded: Robert Tibbs. All in Favor – Passed

3. SET BUDGET

Budget discussed at length in preparation for meeting with Peninsula Strata Management Ltd.

4. PREPARE FOR AGM – SET DATE

Wednesday April 15th 2020 is the date set for the AGM Meeting to be held in the Recreation Room at 7:00pm.

5. PHASE THREE IN PARKADE

Phase one and two work on parkade leaks successfully completed. Phase three – work on the Air Intake Duct/Fan North end still required. Estimate pending for Phase Three in parkade.

6. MAINTENANCE UPDATE

A) Elevator ceramic seal has been replaced

B) Maintenance Report to be presented to Capri Insurance Broker

7. OTHER BUSINESS

A) Window washing date changed from April to May 2020.

B) Building Maintenance Report was reviewed and discussed.

C) Discussion to revisit current Bylaws.

8. ADJOURNMENT

Meeting adjourned at 8:20 pm. Proposed: Rita Platt, Seconded: Loraine Garlinsky
All in Favor – Passed.

JANUARY 2020

KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING

WEDNESDAY JANUARY 8 2020 AT 7:00 PM IN THE RECREATION ROOM

Call to Order: President Rita Platt called meeting to order at 7:00 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Brenda Penman Member at Large.

1. PREVIOUS MINUTES

Minutes of October 24, 2019 were read and approved.

Proposed: Vivian Pall, Seconded: Rita Platt. All in Favor – Passed

2. FINANCIAL STATEMENT

Financial Statements for October and November 2019 were presented, reviewed and discussed

Proposed to Accept: Rita Platt, Seconded Vivian Pall. All in Favor – Passed.

3. REVIEW OF FIRE DRILL AND RECOMMENDATIONS

A) Floor plan/map for Fire Evacuation of each floor to be developed.

B) Fire Evacuation floor captains to be assigned. Volunteers needed.

4. Teamworks Landscape Maintenance Ltd. – Contract has been renewed.

Discussion was held regarding backyard garden transformation project in future.

5. ELEVATOR

A) Ceramic Seal - A work order has been submitted to replace cracked seal.

B) Foul Smell – The elevator cage above and below was inspected in an attempt to find source of foul smell. The cages are clean – no dead birds or other critters found that could have attributed to the smell.

C) Foyer Flooring in Parkade – project completed.

6. WINDOW WASHING

A new window washing company, North Shore Home Services has been found. Window washing is to be done in April. Due to cost window cleaning will only be done once a year.

7. GENERAL MAINTENANCE

Thank you to Bob Thate for checking/testing/ running the emergency generator every month.

Thank you to all the individuals who do a great number of small odd jobs around the building keeping the Kingfisher in good order. It is much appreciated.

8. RENOVATIONS

Renovations in Units 209 and 401 have been completed. Two (HAFI BC Housing) bathroom renovations are pending. No new renovation applications for approval have been submitted.

9. OTHER BUSINESS

Strata Kingfisher Building Insurance – Insurance is not due until June 1, 2020. A full building assessment was done last year.

10. ADJOURNMENT

Meeting adjourned at 8:20 pm.

Proposed: Loraine Garlinski

Seconded: Rita Platt

All in Favor – Passed

APRIL 2019

KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING

MONDAY APRIL 8 2019 AT 7:00 PM IN THE RECREATION ROOM

Call to Order: President, Rita Platt called meeting to order at 7:00 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Brenda Penman Member at Large. All agreed to a short notice meeting.

1. PREVIOUS MINUTES

Minutes of March 4, 2019 were read and approved.

Proposed: Vivian Pall, Seconded: Robert Tibbs. Passed

2. COUNCIL MEMBERS RE-ELECTED

Council members remain unchanged from previous year. Re-elected are –

President: Rita Platt, Vice President: Robert Tibbs, Treasurer: Vivian Pall

Secretary: Loraine Garlinski, Member at Large: Brenda Penman

3. FINANCIAL STATEMENT

Review of the financial statement for February 2019 was completed and followed with discussions.

Proposed to accept: Robert Tibbs, Seconded: Brenda Penman. All in Favor – Passed

4. HI BOND CONSTRUCTION QUOTE

Simon Wu to be contacted for a quote regarding Phase Two on west side of parkade.

5. CEILING REPAIRS ON THIRD FLOOR HALLWAY

Have one quote from D. MacDonald. Will be getting another one from Benchmark Painting, and possibly a third quote.

6. FIRE DOORS – REPAIRS

Work has been completed for repairs to 2nd/3rd, floor, North and South end fire doors.

7. AGM MOTION

AGM Motion to investigate possible changes to street parking is being addressed by first gathering information from the City of White Rock regarding the options.

8. RE-VISIT WINDOW REPLACEMENT DRAFT

- a) Draft for AGM Council Report – Kingfisher Policy – External Windows and Glass Doors was discussed.
- b) Strata Council is waiting for an application from unit #401 requesting window replacement/upgrade.

9. IRRIGATION TO BACK GARDEN

Request to be made for more information from owner #401 regarding details for installation of an irrigation system. The offer of help for this is much appreciated.

10. FOLLOW-UP TO OFFERS AND SUGGESTIONS PRESENTED AT THE AGM

- a) Elevator floor: issue discussed and on hold for now
- b) Hydro Grant for lighting in parkade to be considered at a later date
- c) Request for a Bike Rack in parkade – several options were discussed with details and costs yet to be determined

11. OTHER BUSINESS

No other business at this time.

12. ADJOURNMENT

Meeting adjourned at 8:15 pm.

Proposed: Rita Platt

Seconded: Robert Tibbs

All in Favor: Passed



KINGFISHER - STRATA PLAN NW 1069 ANNUAL GENERAL MEETING MINUTES

LOCATION:
1368 FOSTER STREET, WHITE ROCK-AMENITY ROOM
APRIL 04, 2019 @ 7:00 PM

1. REGISTRATION

The Strata Agent, Cecilia Hu attended to sign in procedures and certification of proxies.

2. CALL TO ORDER

The Council President called the meeting to order at 7:00 pm. introduced herself and the Strata Agent from Peninsula Strata Management, Mrs. Cecilia Hu. The Council President then asked the Strata Agent to facilitate the meeting.

The Strata Agent welcomed the owners present and asked if they had any objections to the agent facilitating the meeting, as there were no objections the meeting proceeded.

3. VERIFICATION OF QUORUM IN ATTENDANCE

The Strata Property Act of British Columbia requires that a quorum of (1/3) one third of the eligible Owners entitled to vote to be in attendance for a General Meeting to proceed. In accordance with the Strata Property Act., the Strata Agent informed the Ownership total of (31) units were eligible to vote and the quorum requirement, per the Act would constitute of one third of the total eligible owners which would be (11). In attendance at tonight's meeting there are (22) owners represented in person and (6) owners represented by proxy for a total of 28. As the quorum requirement of (11) was met the meeting was declared legal and able to proceed.

4. PROOF OF NOTICE OF MEETING

The Strata Property Act of BC requires that the Strata Corporation provide adequate notice of a General Meeting being held to all Owners within a Strata Corporation. The requirement of 16 days' notice is required if distributing in person. Notices to tonight's meeting were delivered to all owners on or around (March 14, 2019) It was then **MOVED** by unit (108) **SECONED** by unit (307) to accept the proof of notice, the motion was **CARRIED**

5. ADOPTION OF MINUTES

The minutes of Annual General Meeting held (April 19, 2018) were previously reviewed by the Owners. As

no errors or omissions were noted, It was then **MOVED** by unit (108) / **SECONDED** by unit (102) to accept the minutes as prepared and distributed. The vote was called and there were (28) in favor, (0) opposed (0) abstentions, the motion was **CARRIED**

6. COUNCIL REPORT

Council President provided a copy of the strata's annual report at the meeting. At this time the Strata Agent thanked all members of the 2018-2019 Strata Council for the hard work and diligent/committed effort this past year. A round of applause was offered by the Owners. Council then presented the summary.

Attached to these minutes owners will find a copy of the council president's report.

7. INSURANCE REPORT

Owners were advised that a copy of the Strata Corporation's insurance coverage through (June 1, 2018 to June 1, 2019) Insurance Services was attached to the Notice of the Annual General Meeting. It is suggested Owners detach this documentation and file it for use when renewing their personal contents insurance.

The Agent outlined the ramifications with respect to Earthquake coverage. The Agent also suggested that owners ensure all betterments or Owner improvements to the Strata Lot are covered by their homeowner's package. The Owners were advised that they should obtain additional insurance coverage should the Corporation subrogate against an Owner for a water damage deductible that was a result of their negligence or their fault. The Agent suggested the Owners contact their own individual insurance agents with respect to such additional coverage.

The strata corporation is insured by (CMW) with what is referred to as subscription coverage at the current appraisal/insured value of (\$8,836,000)

The strata corporation's insurance deductibles are as follows:

All Risks	\$2,500
Water Damage	\$5,000
Backup Sewer	\$5,000
Flood Damage	\$10,000
Res. Glass Breakage	\$100
Master Key	\$250
Lock and Key Coverage	\$250
Earthquake Damage	10% of the insured value, minimum \$100,000

8. ADOPTION OF SPECIAL RESOLUTION ¾ VOTE

Resolution #1 – Waive Requirement for Deprecation Report

Council is recommending that the Owners approve a Resolution to waive the requirement for a Depreciation Report as required by the Strata Property Act.

The Act requires that the Owners must be given the opportunity to exempt the corporation from having this report done. Should the Owners of The Kingfisher, Strata Plan NW1069, who are present in person or by

proxy wish to exempt the Corporation from obtaining a depreciation report at this time, a motion, second and approval (to exempt) by 3/4 vote is required.

BE IT RESOLVED by a 3/4 vote of the Owners of The Kingfisher, Strata Plan NW1069 that, as required by Section 94(3) of the Act, the Strata Corporation hereby waives the requirement for a depreciation report for the year ending April 31, 2020.

It was **MOVED** by unit (203) and **SECONDED** by unit (208) to accept the resolution as presented. A vote was called; (28) in favor, (0) opposed, (0) abstentions. The motion was, **CARRIED**

Resolution #2 – New Bylaw BBQ

Whereas

A review of the situation regarding Barbeque use finds that:

- a. Fire Department advises there is a significantly increased fire risk with BBQ use in wood-frame buildings
- b. Smoke and odour pollution can cause a nuisance to close neighbours
- c. Equitable treatment for all Owners requires a condo-wide regulation.
- d. Existing regulations may have been misinterpreted and it is necessary re-emphasise and upgrade relevant regulations.

THEREFOR BE IT RESOLVED by a ¾ vote of the owners of Kingfisher, Strata Plan NW1069, that the current ratified barbeque rule House Rule (3) (b) be rescinded and replaced the following new Bylaw:

Division 7 – Addition to Standard Bylaws

Barbeques

44.

- 44.1 An owner, tenant or occupant must not use or allow to use any kind of a Barbeque or Hibachi on any common or on common or limited common property
- 44.2 The use of Electric Barbeque (s) is only permitted on the Recreation Room Patio area with prior written approval from Council.

It was **MOVED** by unit (305) and **SECONDED** by unit (107) to accept the resolution as presented. A vote was called; (28) in favor, (0) opposed, (0) abstentions. The motion was, **CARRIED**

Resolution #3 – Boiler Refit – Computer Control Systems

BE IT RESOLVED by a 3/4 Vote of the owners of Kingfisher, Strata Plan NW1069 that the sum of \$5,107.74 be permanently expended from the Contingency Reserve Fund, for Boiler refit - Computer Control systems.

Note: Budget A will only be discussed and voted, if this resolution is passed by ¾ vote.

It was **MOVED** by unit (203) and **SECONDED** by unit (204) to accept the resolution as presented. A vote was called; (28) in favor, (0) opposed, (0) abstentions. The motion was, **CARRIED**

9. ADOPTION OF PROPOSED OPERATING BUDGET (MAY1, 2019-APRIL 30, 2020)

The owners were provided with an overview of process used by Council in preparing the proposed budget. It was **MOVED** (204) **SECONDED** (108) to put the proposed operating budget A on the floor for discussion.

After a brief question and answer period a vote was called (28) in favor (0) opposed, (0) abstentions) the motion was **CARRIED**

Attached to these minutes owners will find a copy of the adopted (May1, 2019-April 30, 2020) budget and the strata fees.

8. ELECTION OF STRATA COUNCIL

The Strata Property Act and the buildings bylaws allow for a minimum of 3 and a maximum of 7 members to participate on the Strata Council. Owners were encouraged to participate and help form a Strata Council that can flourish for years to come.

The existing Council is deemed to have resigned at this time and have the option of letting their name stand for reelection.

The following previous Council members stood for re-election:

Robert Tibbs	(204)
Vivian Pall	(101)
Rita Platt	(205)
Loraine Garlinski	(304)
Brenda Penman	(102)

The floor was then opened for further nominations or volunteer. After three additional calls to floor for additional nominations, no additional owners stood for election.

As there were 5 nominations for Council a vote was called to elect all those standing for Council, (28) in favor (0) opposed, (0) abstentions the motion was **CARRIED**

12. GENERAL DISCUSSION

At this point the floor was opened for owners to get additional questions answered and to bring items to the attention of the new Council to look into and consider in the coming year.

After owners and council discussed about lighting upgrade, strata social funding and activity, irrigation system, new flooring in the elevator, and the shortage of street parking, a motion was **called by** unit 108 to "have council look into the possibility of street parking options with City of White Rock." **Seconded by** unit 204. A vote was called; (28) in favor, (0) opposed, (0) abstentions. The motion was, **CARRIED**

13. TERMINATION OF MEETING

There was no further business discussed. The meeting was terminated at 8:15 PM.

ITEMS OF IMPORTANCE

As a matter of general information, please be advised that Owners should always retain at least the most current 24 months of strata Council and general meeting Minutes. While copies of the meetings are retained on file with the Management Company, it is important that you, as an owner, retain your copies for future reference and/or in the event that you decide to sell your unit. Prospective purchasers commonly request copies of meeting minutes from the strata lot Owner, and although the Management Company can provide these on your behalf, there is a charge to the strata lot Owner for doing so.

IF YOU ARE NOT ON THE PRE-AUTHORIZED CHEQUE PROGRAM, PLEASE READ THIS: The PAC program is a convenient way to save postage, time, inconvenience of writing cheques and escape late payment fines. Because your maintenance fees are due on the 1st day of the month, you avoid the embarrassment of missed payments, and you may stop payment at any time if you feel the need to do so. Your payments will always be on time. Should you move your account from one bank or branch to another, advise the Management Company by the 15th of the month prior to the withdrawal date and a new agreement will be set up with you so payments can continue uninterrupted. For further information regarding this program please call 604-385-2242. For letters to Council or questions concerning your Strata Corporation, please contact the Strata Agent

Peninsula Strata Management
316-1959-152nd Street
Surrey, BC V4A 9E3

Tel: 604-385-2242
Fax: 604-385-2241
e-mail: cecilia@peninsulastrata.com

PRESIDENT'S REPORT
STRATA COUNCIL NW 1069
FY 2018 – 2019

INTRODUCTION

Nine Strata Council meetings were held during FY 2018/2019. Minutes are provided for owners who specifically request them and are available for all owners following each meeting. The Minute File of all meetings is available at this AGM. The following notes highlight significant items.

APPRECIATION

The work of each Strata Council member and all the owners who contribute to making the Kingfisher a great place to live is much appreciated.

Just to mention a few – the snow shovelling crew, the gardeners, the recycle bin pullers, bottle collectors, and a host of “fixers”. And so important to us all – the Wednesday Cooks/ special event chefs, and all the organizers of the social events held in the Recreation Room. A special thank you to each and everyone, you really make the Kingfisher a unique place to call home.

FINANCIAL

Final accounts for April are still awaited. The financial budget is well managed. Do prepare for a ten percent increase in Strata fees.

DEPRECIATION REPORT/CONTINGENCY RESERVE FUND/Monthly Assessment Levels

These associated topics are kept under ongoing review to balance the interests of our Owners and proper maintenance of our building and the Strata Law.

Depreciation Report 2019/2020. We are not aware of any reason to change from past policy and propose to defer a Depreciation Report for this coming year.

CONTINGENCY RESERVE. The CRF is in good standing being above the recommended level of 25% of the annual operating cost.

DRAINROCK INDUSTRIES

Drainrock Industries hydro jetted the entire complex and video inspected the perimeter drain tile system. Varying amounts of dirt and debris was removed from sumps and catch basins, and a vehicle rated cast iron grate was replaced as per code. Given the age of the building, the perimeter drain system is still in good working condition.

HI-BOND CONSTRUCTION LTD

Simon Wu of Hi-Bond Construction repaired ceiling concrete cracks by epoxy injection in the North end of the storage lockers and to date there have been no leaks. One area around the fan was missed but will be included in Phase Two. Due to the success of Phase One, Phase Two which is the West wall/ceiling area of the parkade will begin in the spring.

PRECISION GUTTERS LTD

Precision Gutters installed a length of gutter above the parkade entrance, down spouts and gutter drains. It has made a huge difference – no more water or ice on the driveway.

VALLEY ALL-DOOR DISTRIBUTING LTD

Valley All-Door installed a new Manaras heavy duty bar type operator. This new operator includes new draw chain, front and center chain idlers and polyurethane isolation mounts to reduce noise transmission through the ceiling. It is working very well.

WIND/WEATHER/STORM DAMAGE

There still are some repairs to be done in different areas as soon as weather permits.

ENERSAVE/BOILER

Considerable work has been done by Enersave on the boiler and its computerized components.

LEGACY FIRE AND SAFETY INC

After the annual fire inspection was completed the following repairs were done – three 5lb ABC New/HST Fire Extinguishers installed plus one 5lb ABC Extinguisher recharge. We also have had Gas Line and Carbon Monoxide inspections done by Fortis and Enersave.

FIRE DRILL

We had our annual Fire Drill in November of 2018. Thirteen residents took part in the Drill and attended Fire Chief Ed Wolf's talk afterwards. He gave us a few recommendations – no storage in parkade; get rid of all combustible material (storage areas & workshop); storage in lockers must be 18" below the sprinklers; and that we have a Floor Captain for each level. LETS GO FOR A GREATER TURNOUT NEXT TIME.

TELUS OPTIC FIBRE

Optic fibre has been installed and is up and running.

MISCELLANEOUS MAINTENANCE

Dave McDonald has done quite a few jobs around the Kingfisher. Our front entranceway aggregate was resurfaced, North end walkway and railings repainted, and removal of a huge sea gull nest just to mention a few. We have some more odd jobs coming up for him.

We do have an estimated quote from Hallmark Flooring for new flooring in the elevator.

DRYER VENT AND WINDOW CLEANING

Both of these services will take place in early spring.

Insured **The Owners of Strata Plan NW1069, Kingfisher Peninsula Strata Management Ltd.** **Property Policy Number: CMWM1114**

Policy Period **From:** June 1, 2018 **To:** June 1, 2019 **Effective** **June 1, 2018**

Location(s) 1368 Foster Street, White Rock, BC V4B 3X4

Description of Coverages	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form CMWM-JANUARY-01-2017, Appraisal: Jun 1, 2018, Year of Cycle: 3	\$ 8,161,300.	See Below
Earthquake – Annual Aggregate – Extended Replacement Cost Applies	\$ 8,161,300.	
Flood – Annual Aggregate – Extended Replacement Cost Applies	\$ 8,161,300.	
Blanket Glass	Included	
Equipment Breakdown – By-laws Included	\$ 8,161,300.	\$1,000.
\$1,000,000 Debris Removal, \$100,000 Ammonia Contamination, \$100,000 Contamination Expense (Annual), \$100,000 Expediting Expense, \$100,000. Extra Expense, \$250,000 Water Damage, \$50,000 Service Interruption	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 10,000.	
Tenants' Legal Liability – Any One Accident	\$ 250,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage	\$ 100,000.	
(Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$/week & set at \$/week for Volunteer Workers)		
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$ 5,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	
Terrorism and Sabotage Coverage	\$ 500,000.	\$2,500
Volunteer Accident Coverage	\$ 100,000.	7 Day Waiting Period
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Intellect Privacy & Data Breach		Nil.
Liability	\$ 50,000.	
Expense	\$ 10,000.	

Deductibles – Property

- All Losses \$2,500 except:
- Water Damage \$5,000
 - Sewer Back-up \$5,000
 - Flood \$10,000
 - Earthquake 10%, minimum \$100,000
 - Residential Glass Breakage \$100
 - Master Key Coverage \$250
 - Lock and Key Coverage \$250

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws.
- Co-insurance Basis – Stated Amount.
- Extended Replacement Cost – 30% Subject to an appraisal being filed with the insurers and dated within 12 months prior to the effective date of the policy.
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Conditions – General Liability

- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

Platinum Legal Services Retainer Contract

Per Claim – \$1,500,000 Term Aggregate

Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract.

Aggregate Fees Cap per Legal Proceeding

\$1,000,000.

E&OE

This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.

STRATA PLAN NW 1069-KINGFISHER PROPOSED ANNUAL OPERATING BUDGET 2019-2020				
	YTD ACTUAL	YTD ESTIMATED	APPROVED BUDGET	PROPOSED BUDGET
INCOME	UP TO Jan/19	UP TO Apr/19	2018-2019	2019-2020
4001 · OWNER ASSESSMENTS	93,759.93	\$125,014.00	125,014.00	\$137,649.79
4002 · BANK INTEREST	240.10	\$200.00		
4006 · FREEZERS/SCOOTERS	270.00	\$360.00	360.00	\$360.00
4009 · MISC INCOME	100.00			
4030 · FINES/PENALTIES	0.00			
4099 · PREV YEAR (+/-)	3,375.00	\$4,500.00	4,500.00	\$9,745.20
4130 · KEY DEPOSIT INCOME	100.00			
Total Income	\$97,845.03	\$130,074.00	\$129,874.00	\$147,754.99
EXPENSES				
6100 · FORTIS BC	6,115.27	\$14,000.00	\$14,000.00	\$14,000.00
6101 · BC HYDRO - ELECTRICITY	4,576.65	\$8,000.00	\$8,000.00	\$9,000.00
6102 · WATER BILLS	3,567.88	\$9,000.00	\$8,000.00	\$9,000.00
6200 · INSURANCE DEDUCTIBLE		\$1,000.00		
6201 · INSURANCE	14,971.50	\$20,000.00	\$20,000.00	\$22,000.00
6202 · INSURANCE APPRAISAL	0.00		\$1,000.00	\$1,000.00
6203 · BANK CHARGES	405.05	\$540.00	\$540.00	\$540.00
6206 · ELEVATOR	4,153.55	\$5,000.00	\$4,000.00	\$5,000.00
6207 · LEGAL/ACCOUNTING	525.00	\$1,200.00	\$1,200.00	\$1,200.00
6303 · MAINT - LANDSCAPE/GARDENING	4,593.75	\$6,500.00	\$6,500.00	\$6,500.00
6304 · MAINT - GARDENING SPECIAL	756.83	\$1,000.00	\$4,000.00	\$4,000.00
6305 · MAINT - MECHANICAL CONTRACT	1,165.50	\$3,000.00	\$3,000.00	\$3,000.00
6306 · MAINT - JANITORIAL	2,520.00	\$3,780.00	\$3,780.00	\$3,780.00
6307 · MAINT - REPAIRS & MAINTENANCE	18,715.70	\$19,892.26	\$12,393.40	\$18,000.00
6308 · MAINT - FIRE SYSTEMS	1,107.91	\$1,100.00	\$1,000.00	\$1,200.00
6309 · MAINT - WINDOW CLEANING	0.00	\$1,200.00	\$1,000.00	\$1,200.00
6310 · MAINT - WINDOW REPLACEMENT	0.00	\$0.00	\$4,000.00	\$5,000.00
6313 · MAINT - PEST CONTROL	0.00		\$500.00	\$500.00
6404 · WCB EXPENSE	0.00	\$65.00	\$50.00	\$50.00
6501 · PROPERTY MANAGEMENT FEES	6,579.00	\$8,772.00	\$8,772.00	\$9,210.60
6503 · GST - PROP MGMT	328.95	\$438.60	\$438.60	\$460.53
6601 · ADMIN & SUNDRY	612.65	\$1,200.00	\$1,500.00	\$1,500.00
6602 · GARBAGE BINS/WASTE	5,524.24	\$8,000.00	\$6,200.00	\$8,000.00
6701 · CONTINGENCY RESERVE	14,999.94	\$20,000.00	\$20,000.00	\$20,000.00
6800 · DEFICIT RECOVERY				\$3,613.86
Total Expenses	\$91,219.37	\$133,687.86	\$129,874.00	\$147,754.99
TOTAL +/-	\$6,625.66	-\$3,613.86	\$0.00	\$0.00

**STRATA PLAN NW 1069-KINGFISHER
PROPOSED ANNUAL OPERATING BUDGET 2019-2020**

2019/20 Total to Contingency Fund	\$20,000.00
2019/20 Total to Operating Fund	\$117,649.79
	\$137,649.79

UNIT #	STRATA LOT	UNIT ENTLMNT	TOTAL 2018/2019	CONTINGENCY 2019/2020	OPERATING 2019/2020	TOTAL 2019/2020	\$ change	% change
101	4	3.28	\$341.77	\$54.68	\$321.64	\$376.32	\$34.54	10.11%
102	3	3.12	\$325.10	\$52.01	\$305.95	\$357.96	\$32.86	10.11%
103	2	3.13	\$326.14	\$52.18	\$306.93	\$359.11	\$32.96	10.11%
104	1	2.2	\$229.24	\$36.67	\$215.73	\$252.41	\$23.17	10.11%
105	9	3.27	\$340.73	\$54.51	\$320.66	\$375.17	\$34.44	10.11%
106	8	3.1	\$323.02	\$51.68	\$303.99	\$355.67	\$32.65	10.11%
107	7	3.13	\$326.14	\$52.18	\$306.93	\$359.11	\$32.96	10.11%
108	6	3.27	\$340.73	\$54.51	\$320.66	\$375.17	\$34.44	10.11%
109	5	2.16	\$225.07	\$36.01	\$211.81	\$247.82	\$22.75	10.11%
201	13	3.27	\$340.73	\$54.51	\$320.66	\$375.17	\$34.44	10.11%
202	12	3.13	\$326.14	\$52.18	\$306.93	\$359.11	\$32.96	10.11%
203	11	3.14	\$327.19	\$52.34	\$307.91	\$360.26	\$33.07	10.11%
204	10	2.19	\$228.20	\$36.51	\$214.75	\$251.26	\$23.06	10.11%
205	19	3.14	\$327.19	\$52.34	\$307.91	\$360.26	\$33.07	10.11%
206	18	3.26	\$339.69	\$54.34	\$319.68	\$374.02	\$34.33	10.11%
207	17	3.12	\$325.10	\$52.01	\$305.95	\$357.96	\$32.86	10.11%
208	16	3.14	\$327.19	\$52.34	\$307.91	\$360.26	\$33.07	10.11%
209	15	3.27	\$340.73	\$54.51	\$320.66	\$375.17	\$34.44	10.11%
210	14	2.16	\$225.07	\$36.01	\$211.81	\$247.82	\$22.75	10.11%
301	23	3.27	\$340.73	\$54.51	\$320.66	\$375.17	\$34.44	10.11%
302	22	3.13	\$326.14	\$52.18	\$306.93	\$359.11	\$32.96	10.11%
303	21	3.13	\$326.14	\$52.18	\$306.93	\$359.11	\$32.96	10.11%
304	20	2.19	\$228.20	\$36.51	\$214.75	\$251.26	\$23.06	10.11%
305	29	3.14	\$327.19	\$52.34	\$307.91	\$360.26	\$33.07	10.11%
306	28	3.26	\$339.69	\$54.34	\$319.68	\$374.02	\$34.33	10.11%
307	27	3.12	\$325.10	\$52.01	\$305.95	\$357.96	\$32.86	10.11%
308	26	3.14	\$327.19	\$52.34	\$307.91	\$360.26	\$33.07	10.11%
309	25	3.27	\$340.73	\$54.51	\$320.66	\$375.17	\$34.44	10.11%
310	24	2.16	\$225.07	\$36.01	\$211.81	\$247.82	\$22.75	10.11%
401	30	6.12	\$637.70	\$102.02	\$600.13	\$702.15	\$64.46	10.11%
402	31	7.57	\$788.79	\$126.19	\$742.32	\$868.51	\$79.73	10.11%
		99.98	\$10,417.83	\$1,666.67	\$9,804.15	\$11,470.82		
			x 12	x 12	x 12	x 12		
			\$125,014.00	\$20,000.00	\$117,649.79	\$137,649.79		

KINGFISHER - NW1069
Balance Sheet
As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Chequing/Savings	
CHEQUING - TD	8,326.04
CRF - TD	84,050.75
Total Chequing/Savings	92,376.79
Accounts Receivable	
1200 - ACCOUNTS RECEIVABLE	-225.00
Total Accounts Receivable	-225.00
Total Current Assets	92,151.79
Other Assets	
1500 - PREPAID INSURANCE	5,031.00
Total Other Assets	5,031.00
TOTAL ASSETS	97,182.79
LIABILITIES & EQUITY	
Equity	
3500 - TOTAL CONTINGENCY	
3501 - CRF-OPENING BALANCE	66,245.98
3502 - CRF-CONTRIBUTION	16,666.60
3503 - CRF-INTEREST	1,138.17
Total 3500 - TOTAL CONTINGENCY	84,050.75
3900 - RETAINED EARNINGS	14,444.01
Net Income	-1,311.97
Total Equity	97,182.79
TOTAL LIABILITIES & EQUITY	97,182.79

6:26 PM

04/17/19

Accrual Basis

KINGFISHER - NW1069
Profit & Loss Budget Performance
 February 2019

	<u>Feb 19</u>	<u>Budget</u>	<u>May '18 - Feb 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
4001 · OWNER ASSESSMENTS	10,417.77	10,417.83	104,177.70	104,178.34	125,014.00
4002 · BANK INTEREST	30.52		270.62		
4006 · FREEZERS/SCOOTERS	30.00	30.00	300.00	300.00	360.00
4009 · MISC INCOME	0.00		100.00		
4099 · PREV YEAR (+/-)	375.00	375.00	3,750.00	3,750.00	4,500.00
4130 · KEY DEPOSIT INCOME	0.00		100.00		
Total Income	<u>10,853.29</u>	<u>10,822.83</u>	<u>108,698.32</u>	<u>108,228.34</u>	<u>129,874.00</u>
Expense					
6100 · FORTIS BC	1,280.13	1,166.67	7,395.40	11,666.66	14,000.00
6101 · BC HYDRO - ELECTRICITY	1,377.59	666.67	5,954.24	6,666.66	8,000.00
6102 · WATER BILLS	1,691.98	666.67	5,259.86	6,666.66	8,000.00
6201 · INSURANCE	1,677.00	1,666.67	16,648.50	16,666.66	20,000.00
6202 · INSURANCE APPRAISAL	0.00	83.33	0.00	833.34	1,000.00
6203 · BANK CHARGES	45.00	45.00	450.05	450.00	540.00
6206 · ELEVATOR	542.35	333.33	4,695.90	3,333.34	4,000.00
6207 · LEGAL/ACCOUNTING	0.00	100.00	525.00	1,000.00	1,200.00
6303 · MAINT - LANDSCAPE/GARDENING	656.25	541.67	5,250.00	5,416.66	6,500.00
6304 · MAINT - GARDENING SPECIAL	0.00	333.33	756.83	3,333.34	4,000.00
6305 · MAINT - MECHANICAL CONTRACT	777.00	250.00	1,942.50	2,500.00	3,000.00
6306 · MAINT - JANITORIAL	315.00	315.00	2,835.00	3,150.00	3,780.00
6307 · MAINT - REPAIRS & MAINTENANCE	7,365.80	1,032.78	26,081.50	10,327.84	12,393.40
6308 · MAINT - FIRE SYSTEMS	0.00	83.33	1,107.91	833.34	1,000.00
6310 · MAINT - WINDOW REPLACEMENT	0.00	333.33	0.00	3,333.34	4,000.00
6313 · MAINT - PEST CONTROL	0.00	41.67	0.00	416.66	500.00
6315 · MAINT - WINDOW CLEANING	0.00	83.33	0.00	833.34	1,000.00
6404 · WCB EXPENSE	65.26	4.17	65.26	41.66	50.00
6501 · PROPERTY MANAGEMENT FEES	731.00	731.00	7,310.00	7,310.00	8,772.00
6503 · GST - PROP MGMT	36.55	36.55	365.50	365.50	438.60
6601 · ADMIN & SUNDRY	116.55	125.00	729.20	1,250.00	1,500.00
6602 · GARBAGE BINS/WASTE	446.80	516.67	5,971.04	5,166.66	6,200.00
6701 · CONTINGENCY RESERVE	1,666.66	1,666.67	16,666.60	16,666.66	20,000.00
Total Expense	<u>18,790.92</u>	<u>10,822.84</u>	<u>110,010.29</u>	<u>108,228.32</u>	<u>129,874.00</u>
Net Income	<u>-7,937.63</u>	<u>-0.01</u>	<u>-1,311.97</u>	<u>0.02</u>	<u>0.00</u>

MARCH 2019
KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING
MONDAY MARCH 4 2019 AT 7:00 PM IN THE RECREATION ROOM

Call to Order: President, Rita Platt called meeting to order at 7:00 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Brenda Penman Member at Large.

1. PREVIOUS MINUTES

Minutes of February 4, 2019 were read and approved.

Proposed: Vivian Pall, Seconded: Rita Platt. Passed

2. FINANCIAL STATEMENT

Review of the January 2019 Statement was presented by Vivian Pall and discussed.

Proposed: Rita Platt, Seconded: Brenda Penman. All in Favor – Passed

3. SET BUDGET FOR AGM

Discussions were held regarding draft Budget for year 2019/2020. A motion to increase Strata Fees by ten percent was proposed.

Proposed: Robert Tibbs, Seconded: Vivian Pall, All in Favor – Passed

4. PREPARE FOR AGM

Agenda, Budget Draft and Resolutions are being prepared for the upcoming AGM on April 4/19 and forwarded to Peninsula Strata Management Ltd.

Window repairs/replacement program was reviewed and discussed. A draft policy has been prepared and will be shared at the AGM.

5. RENOVATIONS IN UNIT 401

Work is progressing. Reno debris has been removed from parkade.

6. OTHER BUSINESS

Some discussion was held regarding owner complaint and was advised that complaint needs to be put in writing to Strata Council.

7. ADJOURNMENT

Meeting was adjourned at 8:25 pm.

Proposed: Rita Platt

Seconded: Brenda Penman

All in Favor: Passed

FEBRUARY 2019
KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING
FEBRUARY 4, 2019 AT 7:00 PM IN THE RECREATION ROOM

Call To Order: President, Rita Platt called meeting to order at 7:18 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Member at Large Brenda Penman.

1. PREVIOUS MINUTES

Minutes of January 10, 2019 were read and approved.

Proposed: Vivian Pall, Seconded: Robert Tibbs. Passed

Proposed: Motion Proposed by Robert Tibbs to accept Suncorp Insurance Appraisal due in May 2019. Seconded: Brenda Penman. All in Favor – Passed.

2. FINANCIAL STATEMENT

Review of December 2018 was presented by Vivian Pall. Financial Budget and Balances are in good standing.

Proposed: Robert Tibbs, Seconded: Brenda Penman. All in Favor – Passed.

3. PREPARE AND SET DATE FOR AGM

AGM date is set for April 4, 2019 and preparations are underway.

4. VALLEY ALL-DOOR

New Garage Door Gate Operator was installed and garage door is functioning well.

5. HOT WATER/HEAT – ENERSAVE AND VIESSMANN

Boiler work is being completed and is up and running properly.

Proposal: Robert Tibbs proposed that the Kingfisher pay for the heating repairs from the current Maintenance Budget with the possibility of recovering monies/cost from CRF or elsewhere at the AGM. Seconded: Brenda Penman. All in Favor – passed.

6. QUOTE FOR ELEVATOR FLOORING and RECREATION BATHROOM FLOOR AND TOILET
Hallmark Flooring will be contacted to provide a quote for new flooring.

7. RENOVATIONS IN 401

New Flooring in suite 401-

Motion by Robert Tibbs to Approve #401 to proceed with flooring as per written request and subject to sound proof testing once completed.

Motion by Rita Platt for Kingfisher Strata to cover cost of replacing damaged/malfunctioning sliding glass patio door in unit 401. Cost as stated in the Quote from All Weather Windows dated 1/24/2019. Quote number: SQEZN000359-1. Must have a warranty on the sliding glass door and on the installation that is acceptable to the Strata.

Seconded: Brenda Penman. All in Favor – Passed

Request for five other window replacement in suite 401 was NOT approved at this time.

8. OTHER BUSINESS

No new business at this time.

9. ADJOURNMENT

Meeting was adjourned at 8:45 pm

Proposed: Rita Platt

Seconded: Brenda Penman

All in Favor – Passed.

2019

KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING

JANUARY 10, 2019 AT 7:PM IN THE RECREATION ROOM

Call to Order: President, Rita Platt called meeting to order at 7:00 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinsky Secretary, Member at Large Brenda Penman.

1. PREVIOUS MINUTES

Minutes of October 25, 2018 were read and approved.

Proposed: Rita Platt, Seconded: Robert Tibbs. Passed.

2. FINACIAL STATEMENT

Review of November 2018 was presented by Vivian Pall, and discussed. Further discussions were held regarding ongoing repairs and maintenance to building. Financial Budget and Balances are in good standing.

Proposed: Robert Tibbs, Seconded: Brenda Penman. All in favor – Passed.

3. INSURANCE APPRAISAL

Suncorp versus Normac – discussed insurance appraisal due for 2019. Quotes to be obtained prior to final decision.

4. HI-BOND CONSTRUCTION LTD

Work done by Hi-Bond has produced good results in the North Storage Locker area. Rita Platt proposed that we proceed with phase two in the spring. Seconded: Brenda Penman. All in favor. Passed.

5. WIND/WEATHER/STORM DAMAGE – REPAIRS

Repairs to the main smoke stack, and air-intake housings have been completed by Enersave. In-take air filters were also replaced. Due to recent rain storms repairs were done to South End Fire Escape Door on the 4th floor. Work was done by D. McDonald. Water damage on third floor ceiling in the hallway by Unit 306 and 309 is being closely monitored. Repairs and restoration will be done.

6. CARBON MONOXIDE AND GAS SAFETY TESTING -ENERSAVE AND FORTIS

The carbon monoxide monitor is tested quarterly by Enersave. Gas testing has been done by both Enersave and Fortis this month. This is an ongoing safety procedure.

7. NOVEMBER FIRE DRILL REPORT

Several recommendations were made by Deputy Fire Chief Ed Wolfe and they are being followed up by Council.

8. ELEVATOR FLOORING

Quotes are being obtained for new flooring in the elevator. Quotes are also being obtained for a new toilet and flooring in the Recreation Room bathroom.

9. OTHER BUSINESS

The yearly Dryer Vent Cleaning is to be booked for April 2019.

10. ADJOURNMENT

Meeting was adjourned at 8:00 pm.

Proposed: Rita Platt

Seconded; Brenda Penman

All in Favor - Passed

KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING

October 25, 2018 at 7:00 pm in the Recreation Room

Call to Order: President, Rita Platt called meeting to order at 7:00 pm. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Member at Large Brenda Penman.

1. PREVIOUS MINUTES

Minutes of September 12, 2018 were read and approved.

Proposed: Vivian Pall, Seconded: Robert Tibbs. Passed

2. FINANCIAL STATEMENT

Review of September 2018 was presented by Vivian Pall, and discussed.

Proposed: Rita Platt, Seconded: Brenda Penman. Passed

3. PENFOLDS ROOFING

Warranty/Maintenance – Penfolds is scheduled for some minor warranty and maintenance work.

4. LEGACY FIRE SAFETY INSPECTION – The Sprinkler System in the parkade was inspected, and drained for winter.

5. GAS LINE INSPECTION was done by John Saddler Plumbing and Heating. All the gas lines through out the building were deemed to be safe. No inspection needed for another 10 years. The gas lines need to be painted in the spring to prevent further rusting.

6. MAINTENANCE WORK – completed by our Handyman- Dave McDonald

- a) Fire door on North end of 3rd floor—no longer sticking
- b) Sea Gull nest removed from South end roof top
- c) Five downspouts/pipes installed on roof to guide water towards the drains

7. TELUS INSTALLATION FOLLOW UP

- a) Insulation in electrical room (fire stop material applied) and locker room completed

b) Ceiling tiles for 2nd floor repairs have been ordered, work will be done by Telus.

8. RENOVATIONS IN 401

Work in unit 401 continues, however no written request for approval has been received to date by Council. Situation continues to be monitored.

9. FRONT DOOR – door handle has been repaired, side exit doors have been checked – locks are in good working order.

10. FIRE DRILL – our yearly fire drill will be arranged with the Fire Department.

11. OTHER BUSINESS

- a) Complaint received re: Cannabis odour. Investigation revealed no evidence detected to date.
- b) Four complaints were received of unsolicited phone calls from a JW member.
Reminder: The Kingfisher Phone List is considered private and is not to be shared with organizations.
- c) Waste Removal – Discussion was held regarding the cost of waste removal which has increased considerably not just for this building but in general.

12. ADJOURNMENT

Meeting was adjourned at 8:04 pm.

Proposed: Loraine Garlinski

Seconded: Robert Tibbs

Passed

KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING

September 12, 2018 at 7:00p.m. in the Recreation Room

All Council members agreed to a short notice meeting.

Call to Order: President, Rita Platt called meeting to order at 7:00 p.m. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Lorraine Garlinski Secretary, Member at Large Brenda Penman.

1. PREVIOUS MINUTES

Minutes of June 28th 2018 were read and approved.

Proposed: Rita Platt, Seconded: Robert Tibbs. Passed

2. FINANCIAL STATEMENT

Review of Balance Sheet as of June 30th 2018 was presented by Vivian Pall, and discussed.

Proposed: Rita Platt, Seconded: Robert Tibbs. Passed

3. UPDATES

Shared by email to all council members. No need to review at this time.

4. PENFOLDS ROOFING

Some minor repairs and maintenance will be done by Penfolds. Waiting for the maintenance quote. Roof is to be cleaned by using a leaf blower, sweeping is not recommended. Roof inspection indicates that it is in good condition.

5. DISCUSSION re CHANGES TO UPPERMOST ROOF

President outlined exploratory proposals made verbally by Owner #401 to President regarding modifications to common property, --- the upper penthouse section of our building's roof.

Proposed modifications to be performed by #401's nominated Contractor would involve:

- a) Under-roof build up and drainage work to remove/reduce water pooling
- b) Application of reflective surface coating to improve roof insulation

Initial cost estimates provided by Penfolds Roofing --\$17,000. Currently envisaged sharing pro-rata between #401, #402 and Strata NW1069 subject to further negotiation.

Council discussed circumstances relating to this proposal. Two significant factors emerged:

1. Our entire roof was replaced within past five years and we believe adequate action to deal with pooling was taken at the time. The roof and fittings were recently inspected by Penfolds who report that it requires only routine minor maintenance – under warranty.
2. The Penfolds roof warranty agreed by Strata specifically excludes any maintenance or modification by other Contractors.

MOTIONED:

“That owner #401 outlined proposals for roof modifications be supported by Council for action.”

VOTES FOR: Nil AGAINST: 5

MOTION DEFEATED

6. OTHER BUSINESS

Elevator hydraulic oil change on Monday September 17th.

Telus Fibre Optics now installed – up and running. Telus was here to inspect various areas of the installations. Telus needs to make some repairs to damaged ceiling tiles and to insulate the cables in a couple of areas.

7. ADJOURNMENT

Meeting adjourned at 8:00 p.m.

Proposed: Vivian Pall, Seconded: Robert Tibbs. Passed

KINGFISHER STRATA CORPORATION NW 1069

MINUTES OF STRATA COUNCIL MEETING

June 28th 2018 at 7:00p.m. in the Recreation Room

Call to Order: President, Rita Platt called meeting to order at 7:00 p.m. Present: Robert Tibbs Vice President, Vivian Pall Treasurer, Loraine Garlinski Secretary, Member at Large Brenda Penman, Alex Penman.

ITEM

1. PREVIOUS MINUTES

Minutes of May 29th, 2018 were read and approved.

Proposed: Vivian Pall, Seconded: Robert Tibbs. Passed

2. FINANCIAL STATEMENT

Review of Balance Sheet as of May 31, 2018 was presented by Vivian Pall, and discussed.

Proposed: Rita Platt, Seconded: Brenda Penman. Passed

3. PLUMBING IN PARKADE

Plumber – L. Walsh replaced one section of pipe above parking area # 8.

4. ELEVATOR SERVICE

A new sensor has been installed. No charge for last Service call.

5. GARAGE DOOR

Code Reset – Thank you to all the volunteers for resetting all the garage door openers.

6. DRAINROCK INDUSTRIES

Report from Bob Wilde indicates that our building perimeter drainage system is in good working order. One sump cover had to be replaced with an up to code iron grate. The southeast

Big-O rain drain is not functional so Precision Gutters will be contacted in order to get a rain gutter and downspout quote.

7. HI- BOND CONSTRUCTION LTD.

Quote for repairing water ingress in parkade/lockers was discussed at length. It was recommended that we proceed with repairs beginning in the north end locker area as laid out in the quote from Hi-Bond Construction Ltd. dated May 25, 2018. (Repairing about 80 to 100 feet of ceiling cracks by epoxy injection. Approximate cost \$4,000 plus taxes)

Proposal: Rita Platt, Seconded: Brenda Penman. Vote – 4 in favor, 1 against. Passed

8. OTHER BUSINESS

Thor Hydro and Drill/Telus – permission was granted for exploration to locate cable obstruction.

Boilers – two new flow switches have been installed.

9. STRATA BY LAWS AND RULES

A notice will be posted regarding review of the By Laws as step one in this process.

10. ADJOURNMENT

Meeting adjourned at 8:45 p.m.

Proposed : Robert Tibbs, Seconded: Brenda Penman. Passed.