

Strata Meeting
Jan 26 2017
Location Meeting room

Attended by Kelly, Iris, Kathy, Gerry and Cecilia

Meeting called to order by Kelly second Gerry at 7pm

Old Business

Approval of minutes by Kathy

Fan in Parkade

- Barry had reported that the bearings were worn and need repairing

Gerry took the fan apart

Reported that bearings are satisfactory condition, motor bearings are dry fine, belt is misaligned

- Windows

Iris and Cecilia to work on 2 quotes windows

Need written quotes, and terms and conditions

Quote included the front lobby window and meeting room windows, not needed Gerry deemed not necessary for replacement as they are security grade

He suggested to replace only the windows in the individual suites

Get assessment ask for pricing for the stages or do windows all at once, use these quotes to move forward

Kelly to eliminate Tempa

Carried and passed Gerry and Kathy second by Gerry

- Roof

Gerry to take on roofing issues in the spring

He will walk around the roof

Check the structure, outdoor, balconies

Gerry to get 3 quotes from roofers

Asked for 48hrs notice to see the roof of suites 302 and 303

Cecilia showed the members part of the depreciation report stating that Normac appraisals did not have visual inspection

Carried by Kathy Second by Iris

- BC Hydro

Gerry mention: To use the correct/good quality LED lightbulbs, when the old ones burn out.

Keep the receipts, lifespan of LED are 7 years

Carried by Iris Second by Kathy

- Outdoor Ramp

Kathy reported she has purchased 2 yellow caution signs for the ramp
Carried by Gerry second Cecilia

- Sign for Visitor parking

Gerry has stencils and will stencil stall in Spring
Cecilia gave stencils to Gerry to put up

- Ramp

In spring Cecilia /Gerry will use scum remover on dry day
Gerry to check out better surfaces coverings for ramp
Carried by Kelly second by Kathy

- Snow Removal

Gerry has 1 of 2 quotes for snow removal will get the second quote
Pay only when it is needed
Carried by Iris, carried by Cecilia

- Front hallway

Kelly had suggested a new mat in hallway
Cecilia reported of visit to End of Roll carpet \$114 for 2 hallway carpets
Prices for elevator carpet 3.99 sq.ft. 300 tiles (one box) or use vinyl tile at \$3.69 \$300 box \$200
labour
Gerry said he would get samples of carpet tiles from Home Depot
Suggested carpeting could be place right on top of marble floor in lobby
Carried by Cecilia Second Kathy

New Business

- Iris welcomed new owners in 202 Ben and Nursel
- North Vancouver City Fire Department came to inspect, no violations were recorded

It was noted that: If anyone spills alcohol, coffee or other liquids please clean up yourself, and not rely on other residents to clean it.

- Elevator

Otis was in Jan. 25/ 17 to check elevator, Cecilia mention to look at the door as it squeaks when opening on the 3rd floor and it is not aligning with floor when opening. The button panel is loose on the 3rd floor Otis to repair

- Iris to call Otis re the work has not been completed button
- Iris to call Andrew at Associa./Baywest to see who is receive reports on work done on site or if they are left in elevator rm. Carried Gerry Second Iris

Kelly reported on the following:

i) Keith Plumbing was paid \$247. to fix pipe behind 301 parking stall

ii) Strata has paid for leak in parkade that occurred from one of the suites
Carried Gerry Second Kathy

iii) Paperwork Fees for Associa. has increased by \$50 to \$250

iv) Orkan comes monthly to check traps Cost monthly \$60
Carried Gerry Second Iris

v) GL monies have been moved to the Operating Budget to pay for projects completed in July
ie. Lights, above mention plumbing issues

- Kelly would like to increase the Moving fee from \$50 to \$150 Strata members are unsure why increase or why fee is necessary

It was noted that If hallways, elevators are damaged it is the residents responsibility to repair it
Gerry will pick up some drywall supplies for repairs in hallways
Carried Kathy Second Cecilia

- Kelly reported that the by-laws need updating
Gerry would like to know the issues, and the reasoning of the changes needed

- At next meeting Kelly, will have prepared the by-laws that need to be changed
Members of Strata will meet to review by- laws and assess if they are current and valid at this time

- Iris to speak to Andrew re NSF and to see who is to speak to the specific residents
- Talk to Miguel to re work habits, elevator carpets, lightbulbs to be replaced

Meeting adjourn at 8:43pm Carried Kathy Second Gerry