

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 3025, TRADEWINDS AT THE QUAY, HELD ON TUESDAY, JUNE 9, 2020, AT 7:00 PM VIA ZOOM

Council in attendance: Lucille Zdunich, President
Marc Pedersen, Vice President
Lance Silver, Treasurer
Gary Wildman, Bylaws/Fire Safety/Emergency Preparedness
Ron Penwill, Maintenance
Melanie Medina, At Large
Ian Hayes, Commercial Representative

Carey Grandy & Eran Roubini
Strataco Management Ltd.

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Lucille Zdunich, at 7:05 pm.

MINUTES OF THE MEETING OF MARCH 3, 2020:

The minutes of the meeting of March 3, 2020 were adopted as distributed.

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

There was no President's report.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Treasurer advised that he had reviewed the financial statements and accompanying invoices for February, March and April 2020, and generally found them to be in order. He recommended the statements be approved. It was

MOVED AND SECONDED:

To approve the financial statements for February, March and April 2020 as distributed.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Council reviewed a current receivables report, noting that no strata lots were in arrears. No further action was required.

Chargebacks

The Strata Council reviewed the five chargebacks, and noted that two should be reversed as one was outdated and the other was a chargeback in error. The remaining three chargebacks would be reviewed at the next meeting for possible collections action being taken if outstanding amounts have not been received.

Council directed the Strata Manager to send correspondence informing the owners of the chargeback reversal.

2) Staff Report

The Strata Manager tabled for Council's information staff reports relating to: Council information and directives; Indemnity Agreement summary as of April 9, 2020; Overhead Door service report; bylaw wording template; pest control; roof replacement estimates; Elite Fire backflow and annual test reports; notice of recycling provider change; security improvement quotation.

Bylaw review: The Strata Manager presented for Council's consideration a possible amendment to the bylaws concerning a ban on smoking on the property. Council directed the Strata Manager to provide legal case reviews surrounding the issue of enforcement of the proposed bylaw change.

Roofing project: The Strata Council discussed various quotations. Council will solicit other bids and ensure all contractors are bidding on the same scope of work.

Recycling: The Strata Manager presented a notice from the City of North Vancouver informing of a service provider change.

Security upgrades: The Strata Council reported that the gate security upgrades have been completed, and reminded residents to wait when leaving and entering the property to ensure the gate is fully closed before proceeding. This will go a long way to ensure safety of the property and persons.

Council directed the Strata Manager to send a notice (hand delivered) to all residents regarding security and the need for all residents to be vigilant.

3) Mechanical

The Strata Manager referred to the drain cleaning notice scheduled for the coming weeks. Council directed the Strata Manager to ensure a camera inspection was conducted at a specific strata lot.

4) Landscaping

The Strata Manager noted a proposal has yet to be received for the 2020 landscape maintenance services. Council directed the Strata Manager to follow up for the next meeting.

5) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: Residential: Indemnity Agreement; report of drainage concerns; report of parking concerns; bylaw violation complaints; Commercial: report of leak.

Parking: The Strata Council reported that visitor parking was getting better, but it was important that all residents ensure bylaws are adhered to.

Smoking: The Strata Manager noted that no response had been received from the tenants in question, and the bylaws were currently being reviewed for possible amendments to be brought forward to the owners for their approval at the Annual General Meeting.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Correspondence may be emailed to managers@stratacomgmt.com. Please ensure that you place your Strata Plan # (LMS 3025) at the beginning of the subject line when sending an email to Strataco. Thank you for your assistance.

OTHER BUSINESS:

Strata Managers

The Strata Manager advised that both Carey Grandy and Eran Roubini would be the Strata Managers for the time being, and all correspondence would be received by Eran Roubini, while Carey Grandy would facilitate projects.

Organics

Council directed the Strata Manager to send a reminder notice to all residents regarding proper disposal of their organics and recycling material.

Bike Tags

The Strata Council reported that they would be instituting a bike tag program to ensure the optimum space is available and to remove abandoned bicycles.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:18 pm, until Tuesday, July 7, 2020, at 7:00 pm at a location to be determined.

The Strata Manager noted that due to the COVID-19 pandemic, the Annual General Meeting will be postponed until the “all clear” is given by the BC Health Officer to hold public meetings. This means that when the Annual General Meeting is held, all strata fee increases will be retroactive to the fiscal year end.

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