

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 3025, TRADEWINDS AT THE QUAY, HELD ON TUESDAY, NOVEMBER 5, 2019, AT 7:00 PM IN THE JOHN BRAITHWAITE COMMUNITY CENTRE, 145 WEST 1ST STREET, NORTH VANCOUVER, BC

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

Keith Loughlin,
Strataco Management Ltd.

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Lucille Zdunich, at 7:00 pm.

MINUTES OF THE MEETING OF SEPTEMBER 10, 2019:

It was

MOVED AND SECONDED:

That the minutes of the meeting of September 10, 2019 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

Telus PureFibre Upgrade

The President introduced Mr. Jordan Myers, representing Telus/Ledcor. Mr. Myers reviewed the process for upgrading/installing the PureFibre network at Tradewinds at the Quay. It was noted the Strata Corporation would be required to sign an agreement before the upgrade could proceed. Council raised a number of questions about installation of the network and the agreement. Council thanked Mr. Myers for his presentation and indicated they wished to review the agreement before taking any action, and would contact him in due course.

Exercise Room Upgrade

The President noted that the exercise room upgrade was going very well and the new equipment had been ordered.

EV Charging Stations

Council briefly discussed a proposal for EV charging stations, with Mr. Matthew Craig participating. It was noted that the installation of charging stations could be very expensive depending upon the level of charging provided. It was also noted that the bylaws would have to be amended to permit such installations on the common property. The provincial government is in the process of reviewing the program of providing subsidies for the installation of charging stations, which is on hold at present and therefore no funding is available.

Advent Real Estate

The Strata Manager tabled correspondence to Advent Real Estate requesting removal of a posting on their website indicating a unit at Tradewinds at the Quay was for rent. Advent had responding by asking why they should remove this posting as it was not an advertisement for

rent. After discussion staff were requested to respond to Advent advising that if the posting is not removed legal action will be pursued.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled the financial statements for August and September 2019. The Treasurer advised that he had reviewed the financial statements and supporting documentation and recommended their approval. It was

MOVED AND SECONDED:

That the financial statements for August and September 2019 be adopted as presented.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager reviewed the receivables report, noting that one strata lot was in arrears of the November 2019 strata fees but had recently been sold and there was a lawyer's undertaking to pay the outstanding amount.

2) Staff Report

Deck Repair Project

The Strata Manager advised that the final invoices for the deck repair project had not been submitted and McIntosh Perry's engineering fees had not been paid. The Strata Manager advised that the certificate of substantial completion had been issued and the work was complete. After reviewing the matter Council decided no further action would be taken at this time.

Pest Control

The Strata Manager tabled the service reports received from Orkin Pest Control for September and October 2019.

KUA Cleaning Services

The Strata Manager tabled the janitorial contract with KUA Cleaning Services, which had been renewed.

Window Cleaning

The Strata Manager tabled correspondence requesting that Sea to Sky Window Cleaning attend to deficiencies at one unit. The President noted that the deficiencies had been corrected.

Window Replacement

The Strata Manager tabled a quotation from All Elements Services for window replacement, and after discussion Council member Silver advised that he would contact the contractor he used for window and door replacement at his unit and request they submit a quotation.

The Strata Manager advised that All Elements Services had been authorized to replace the skylight at one unit and the work had been done.

2020 Meeting Schedule

The Strata Manager tabled the proposed meeting schedule for 2020, noting that meetings were scheduled for February 4, March 3, June 9, July 7 (Annual General Meeting), September 8 and November 3, 2020. After review it was

MOVED AND SECONDED:

That the 2020 meeting schedule be adopted as presented.

MOTION CARRIED

3) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: Residential: welcome to two new tenants and one new owner; registration of Indemnity Agreements in Land Title Office (Strata Corporation to pay cost); appearance before Strata Council to discuss roof repairs and request for costs (received); cease and desist order regarding damage to fire alarm system wiring (repaired, costs to be charged back to owner); request for building key; inquiry about enterphone and cellular phone usage; request for administration fee for change in occupancy; request to install new fireplace (approved as owner confirmed fireplace is direct venting and vent only services that unit, Indemnity Agreement received); Indemnity Agreement received; Commercial: request for reimbursement for plumbing invoice; quotation for awning repair.

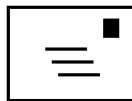
Request for reimbursement of plumbing invoice (\$454.53): After review it was

MOVED AND SECONDED:

To approve reimbursement for a plumbing invoice totaling \$454.53.

MOTION CARRIED UNANIMOUSLY

Awning repair quotation: Council reviewed the quotation and decided to place it on hold.



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.

4) Mechanical

The Strata Manager tabled the backflow preventer valve and annual fire inspection reports received from Elite Fire Protection.

5) Landscaping

The Strata Manager tabled correspondence authorizing Burnaby Irrigation to winterize the landscape irrigation system.

6) Legal

The President advised that she had been in contact with legal counsel concerning the appeal of the CRT decision by Meridian Trading Company, and that Madame Justice

lyer of the BC Supreme Court ruled in favour of the Strata Corporation; however, the owner of Meridian Trading still has another avenue of appeal, which would be to the Appeals Court of BC on a point of law. It is expected the owner will exercise his right to do this.

7) Completed Items

The Strata Manager advised that the following items had been completed since the last meeting of the Strata Council: notice to owners regarding annual fire inspection; repair of damaged switch for lighting in mechanical room; annual fire inspection.

8) In Progress

The Strata Manager advised that the following remained in progress: fire system deficiency repairs.

OTHER BUSINESS:

Annual Fire Inspection

A brief discussion was held about retaining a contractor to proceed with the annual fire inspection.

Paving Notice

It was noted West Esplanade was going to be repaved between November 13 – 21, 2019, weather permitting.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:50 pm, until Tuesday, February 4, 2020, at 7:00 pm at the John Braithwaite Community Centre, 145 West 1st Street, North Vancouver.

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