

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 3025, TRADEWINDS AT THE QUAY, HELD VIA VIDEOCONFERENCE AT 7:00 PM ON MONDAY, JUNE 7, 2021

Council in attendance: Lucille Zdunich, President
Marc Pedersen, Vice President
Gary Wildman
Ron Penwill
Margarita Wyld (left at 8:00 pm)
Ahmet Ozata (joined after appointment)

Eran Roubini and Carey Grandy
Strataco Management Ltd.

Absent with leave: Yovan Milojevic

CALL TO ORDER:

The meeting was called to order by the Strata Council President at 7:03 pm.

MINUTES OF THE MEETING OF MAY 3, 2021:

The minutes of the meeting of May 3, 2021 were adopted as distributed.

BUSINESS ARISING FROM THE MINUTES:

Any business arising from the minutes was contained in the agenda for the current meeting.

PRESIDENT'S REPORT:

The President noted that the Council Treasurer, Mr. Lance Silver, resigned from Council and that the owner of unit 216, Ahmet Ozata, would be replacing him.

It was then

MOVED AND SECONDED:

Ahmet Ozata's appointment be approved.

MOTION CARRIED UNANIMOUSLY

Mr. Ozata then joined the Council meeting.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager presented the financial statements for the months of March and April 2021. As the Treasurer has resigned, the statements were tabled until the next meeting.

Receivables Report

The Strata Manager reported that three (3) strata lots were currently in arrears for less than 30 days of unpaid strata fees, which mostly related to the transfer of property. No collections action was being recommended at this time.

2021/2022 Operating Budget

The Strata Manager presented for Council's review the final draft of the proposed budget for the upcoming fiscal year, noting a possible 6% increase in strata fees. It was then

MOVED AND SECONDED:

That the proposed budget be approved as amended for presentation before the ownership at the upcoming Annual General Meeting.

MOTION CARRIED UNANIMOUSLY

2) Staff Report

The Strata Council received staff reports relating to: AGM Agenda; Council information and directives; annual calendar; installation of hardwood flooring; bylaws; fire panel monitoring quotation; quotation for keyless entry system; ratification of approved window cleaning quotation; quotation for powerwashing; notice to residents regarding west walkway.

AGM agenda: The Strata Manager presented the Annual General Meeting agenda for Council's review, and it was

MOVED AND SECONDED:

That the amended agenda be approved for presentation before the ownership at the upcoming Annual Meeting.

MOTION CARRIED UNANIMOUSLY

The Strata Council directed the Strata Manager to ensure that the notice package contained a request for questions via email to assist in speeding up the Annual General Meeting.

Bylaw review: The Strata Manager presented for Council's review sample flooring bylaws. The Strata Council reviewed the proposed bylaws and tabled discussion until the meeting immediately following the Annual General Meeting to allow for more research to be conducted.

Security: The Strata Manager tabled for Council's consideration a quotation from Omicron Monitoring in the amount of \$35.00/month for the installation of a fire panel and monthly monitoring. It was

MOVED AND SECONDED:

That the quotation from Omicron be approved as presented.

MOTION CARRIED UNANIMOUSLY

The Strata Manager then presented a quotation for upgrades to the keyless entry system for security purposes, noting that the company, Omicron, was able to provide financing options. It was then

MOVED AND SECONDED:

That the proposal be amended to allow for this installation and financing for presentation before the ownership at the upcoming Annual General Meeting.

MOTION CARRIED UNANIMOUSLY

Window cleaning: The Strata Manager presented for Council's consideration an approved quotation from Sea to Sky Window cleaning in the amount of \$1,380.00 plus taxes. It was

MOVED AND SECONDED:

That the quotation from Sea to Sky Window Cleaning be approved as presented.

MOTION CARRIED UNANIMOUSLY

Powerwashing: The Strata Manager presented a quotation from Zimco Property Services for powerwashing. The Council reviewed the quotation and noted that a volunteer owner had recently come forward to complete powerwashing work of the courtyards, west walkway and the parkade in the amount of \$2,000.00. It was then

MOVED AND SECONDED:

That the quotation from the volunteer owner be approved as presented.

MOTION CARRIED UNANIMOUSLY

West walkway: The Strata Manager presented for Council's information a notice addressed to those units along the west walkway regarding the removal of personal items. The Council reviewed the notice and agreed that flowerpots were allowed as long as the fire access was not blocked. It was also noted that other items were being moved over the course of the next several days.

3) Mechanical

Xpert Mechanical

The Strata Manager presented for Council's information and review a report and quotation in the amount of \$1,000.00 plus taxes from Xpert Mechanical for backflow prevention testing and parkade exhaust fan repairs. It was then

MOVED AND SECONDED:

That the quotation be approved as presented subject to Council's review.

MOTION CARRIED UNANIMOUSLY

Roof and Skylight Project

The owners of Surface Exteriors attended the meeting to report on the progress of the roof and skylight project. The Council reviewed deficiencies and comments from additional owners, and directed the Strata Manager to issue notices to the owners who have received a new skylight to look for deficiencies.

At this time Margarita Wyld left the meeting at 8:00 pm.

The Strata Council then reviewed the final invoice and directed the Strata Manager to issue 50% payment to the contractor. It was

MOVED AND SECONDED:

That the Strata Manager be authorized to issue 50% payment on the final invoice to the contractor.

4) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: Residential: request for modifications; report of leaky hose; window replacement approval; request for vinyl plank flooring installation; and approval to install vinyl plank flooring.

Strata lot modifications: The Strata Council reviewed a request from an owner to complete alterations to their strata lot noting the proper sound barrier underlay and the requirement of an engineering report for the removal of a wall. The Strata Manager was instructed to issue the proper documentation for approval.

Hose repairs: The Strata Manager presented information relating to a hose repair requirement and the Council noted that a volunteer from the Strata Corporation would take care of the hose repair.

Flooring alteration request: The Strata Council reviewed a request from an owner to alter the flooring in their unit, noting that proper sound barrier underlay would be installed. The Strata Manager was then instructed to issue formal approval.



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:

Refuse Removal

The Strata Manager tabled previously noted information relating to Waste Connections' contract renewal and a decrease in monthly invoices. It was then

MOVED AND SECONDED:

That the quotation and contract renewal be approved as presented.

MOTION CARRIED UNANIMOUSLY

Letters of Bylaw Infractions

The Strata Council reviewed letters of bylaw infractions noting that they appeared to be rather harsh. The Strata Manager explained the reasonings behind the letters and the inclusion of an invitation to attend a Council meeting in accordance with Section 135 of the Strata Property Act.

The Strata Council requested the Strata Manager ensure that the initial letter was less harsh moving forward.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:32 pm, until the Annual General Meeting to be held on Monday, July 6, 2021, at 7:00 pm (via electronic attendance).

STRATACO MANAGEMENT LTD.

**#101 – 4126 Norland Avenue
Burnaby, BC
V5G 3S8**

Tel: 604-294-4141

Fax: 604-294-8956

Email: managers@stratacomgmt.com



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