

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, APRIL 12, 2021

Council in attendance: Lucille Zdunich, President
Marc Pedersen, Vice President
Lance Silver, Treasurer
Gary Wildman

Eran Roubini,
Strataco Management Ltd.

Absent with leave: Yovan Milojevic
Ron Penwill
Josh Gibson

CALL TO ORDER:

The meeting was called to order by the Strata Council President at 7:02 pm.

MINUTES OF THE MEETING OF MARCH 1, 2021:

The minutes of the meeting of March 1, 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:

There was no President's report.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

Council was referred to the financial statements for December 2020, January and February 2021. The Treasurer recommended the statements be approved and it was

MOVED AND SECONDED:

That the financial statements be approved as presented.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager reported that one strata lot was in arrears for less than 30 days. No collections action was recommended.

2021/2022 Operating Budget

The Strata Manager presented for Council's review the initial draft of the proposed budget for the upcoming fiscal year. Council directed the Strata Manager to make various amendments and bring the revised draft to the next Council meeting for further review.

2) Staff Report

The Strata Council received staff reports relating to: Council information and directives; annual calendar.

Council information and directives: The Strata Manager presented for Council's review the list of directives arising from the previous Council meeting. Any amendments will be reflected in the list presented at the next meeting.

Annual calendar: The Strata Manager presented the annual calendar for Council's review. Any requested amendments will be reflected in the calendar presented at the next meeting.

3) Mechanical/Plumbing

The Strata Manager noted that the heating pump had been replaced, which was suspected to be the root cause of hot water loss and boiler malfunctions. Council noted the situation would be monitored to ensure there were no future issues.

4) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: Residential: request for fiber optics; report of leak at common area hallway ceiling; request to adhere to bylaws; report of smoke emanating into units.

Fiber optics: An owner requested that fibre optics be considered for installation at Tradewinds at the Quay. Council noted that the current fiber optic system will not work with the old enterphone system. The Strata Manager was directed, when obtaining a quotation for a new enterphone fob system, to review whether a fiber optics option will be available.

Bylaw infraction: The Strata Council directed the Strata Manager to send correspondence to an owner inviting them to the next meeting to review a bylaw infraction.



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:

Flooring Bylaws

Council reviewed the hardwood flooring bylaws and directed the Strata Manager to have the bylaws revised to require the STC ICC DB standards to be presented at the time of application.

Walkway

The Strata Council noted that the walkway on the 1st floor contained improper storage from several units and directed the Strata Manager to send a spring cleanup notice to the units on the 1st floor outlining walkway storage concerns.

Roofing Project

The Strata Council noted that the roofing project was not yet complete and a deficiency walkthrough follow up was required. Council indicated they would follow up with the contractor to complete the project.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:11 pm, until the next scheduled meeting to be held on Monday, May 3, 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



Real estate regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes, as there will be a charge to the owner for replacement copies.

/sj