

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 3025, TRADEWINDS AT THE QUAY, HELD VIA ZOOM VIDEO CONFERENCING AT 7:00 PM ON MONDAY, MARCH 1, 2021

Council in attendance: Lucille Zdunich, President
Marc Pedersen, Vice President
Gary Wildman
Ron Penwill

Eran Roubini,
Strataco Management Ltd.

Absent with leave: Lance Silver, Treasurer
Yovan Milojevic

CALL TO ORDER:

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

MINUTES OF THE MEETING OF FEBRUARY 1, 2021:

The minutes of the meeting of February 1, 2021 were adopted as distributed.

BUSINESS ARISING FROM THE MINUTES:

It was reported that the garage gate was stuck in the open position and a contractor had been dispatched for repairs.

PRESIDENT'S REPORT:

There was no President's report.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

Council was referred to the financial statement for December 2020. As the Treasurer was unavailable the statement was tabled to the next meeting.

Receivables Report

The Strata Manager reported that there were no receivables.

2) Staff Report

The Strata Council received staff reports relating to: Council information and directives; Canada Post parcel box update; boiler concerns; February 2021 service report from Xpert Mechanical; annual operating permits from Technical Safety BC; notice from City of North Vancouver concerning changes to Esplanade; water ingress emergency scope and repair quotation from All Elements.

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.

Parcel Box Update

The Strata Manager reviewed correspondence with Canada Post regarding the parcel box installation, and Council directed the Strata Manager to supply Canada Post with the information required to ensure the installation proceeds as soon as possible.

Boiler Concerns

The Strata Manager tabled correspondence regarding the boiler, noting that contact had been made with the resident engineer and with Honeywell to investigate the reason behind the switch off of the boiler.

Water Ingress Repair

The Strata Manager presented a quotation from All Elements in the amount of \$1,512.00 for drywall repairs to a ceiling in a 1st floor unit opened up to investigate a leak. It was

MOVED AND SECONDED:

To approve the quotation as presented.

MOTION CARRIED UNANIMOUSLY

3) Mechanical/Plumbing

The Strata Manager tabled for Council's review a code adoption change notice for the elevator received from KONE.

4) Landscaping

There were no landscaping reports.

5) Insurance

The Strata Manager tabled correspondence from ClaimsPro concerning the withdrawal of a water ingress claim.

6) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: Residential: response to gas explosion concerns; report and response concerning squeaking common hall door.

The Strata Manager reported that the squeaking common hall door had been repaired.



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.

7) In Progress

The Strata Manager advised that the following remained in progress: roof replacement project; gas line repairs at one unit; interior repairs at one unit.

OTHER BUSINESS:

Roof Replacement

It was reported that the roof was close to being completed and good weather was awaited so that the skylight installations could proceed. A minimum of 4 – 5 days of dry weather are needed for this work.

Parking Gate

The Strata Council advised that the new gate protocol was in force and shortly information would be collected on fobs so that they can be reprogrammed. The Strata Manager was directed to obtain a quotation to fob the rest of the building to determine the costs for a keyless entry system.

Council Directives

The Strata Manager was directed to:

- ensure that all Council member emails were available to management
- ensure the bylaw updates were distributed to Council
- contact the elevator maintenance contractor and ask that during their next site visit they review the floor and elevator lights, which were not operational

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:43 pm, until the next scheduled meeting to be held on Monday, April 12, 2021 at 7:00 pm (via electronic attendance).

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