



www.centrepoinstrata.com

**THE OWNERS, STRATA PLAN BCS 3037  
STRATA COUNCIL MEETING MINUTES  
TUESDAY, JULY 16<sup>TH</sup>, 2024**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, July 16<sup>th</sup>, 2024. The meeting was held at Centrepoint, in the amenity meeting room.

**A. CALL TO ORDER**

The meeting was called to order at 6:10 pm by the Strata Council President, Nick Canosa.

**B. CALLING OF THE ROLL**

The Strata Council Members present were Nick Canosa, Mehran (Michael) Shekahi, Jeffrey Leung and Jason Kelders, with regrets from Kevin Lam, Jason Wang, and Alan Shea. Geoffrey Rosen represented Management. The Building Manager, Juan Lara was in attendance.

**C. APPROVAL OF THE AGENDA**

Upon a MOTION duly made by Jason Kelders and SECONDED by Mehran (Michael) Shekahi, it was RESOLVED that the agenda, as presented, be APPROVED for use at this meeting.

**D. APPROVAL OF THE MINUTES OF THE PREVIOUS STRATA COUNCIL MEETING**

Upon a MOTION duly made by Jason Kelders and SECONDED by Mehran (Michael) Shekahi, it was RESOLVED that the minutes from the previous Strata Council meeting held on April 23, 2024, be APPROVED as distributed.

**E. RESIDENT MANAGER REPORT**

**Manager's Report**

Duties Performed

- April 2024: Parkade pressure-washed cleaning was carried out in the building from April 10<sup>th</sup> to 12<sup>th</sup>.
- April 17<sup>th</sup> to 30<sup>th</sup>, 2024: Supporting contractors during the inspection and preparation for cleaning drainage pipes throughout the building.
- April 26<sup>th</sup>, 2024: Delivered notifications to several units to stop using the water while cleaning drainage pipes.
- May 03<sup>rd</sup>, 2024: The fountain at the entrance of the building was prepared, filled, and started for the season.
- May 07<sup>th</sup>, 2024: A problem was reported with elevator car #3, which was stuck on the lobby floor and did not operate correctly. Support from TKE Elevators was requested.
- May 08<sup>th</sup>, 2024: A water leak problem was reported in the top units of the building due to poor installation in the laundry room; the problem was found with the support of Vancouver Pacific Plumbing.

- May 10<sup>th</sup>, 2024: Another bunch of notifications were delivered to a group of units to stop using the water while cleaning drainage pipes.
- May 13<sup>th</sup>, 2024: During the drainage pipes' cleaning, a small problem was reported in the commercial area. This was due to a water leak caused by residents using water despite being advised not to during the cleaning. Fortunately, there was no significant damage.
- May 14<sup>th</sup>, 2024: A fire alarm was reported in the building because someone intentionally pulled the station on the 31st floor. The firefighters showed up at the building, and the culprits of this unit were reported.
- May 14<sup>th</sup>, 2024: The power generator failed due to a short circuit in the controllers. It was reported, and we requested the support of Power West Industries Ltd and High Volt Electric to solve the issue.
- May 23<sup>rd</sup>, 2024: An issue with elevator car #3 was reported due to a malfunction. We requested the attention of TKE elevator to review it.
- June 05<sup>th</sup>, 2024: Maintenance and cleaning of the fountain, plus adding chemicals to keep the levels.
- June 11<sup>th</sup>, 2024: Keep working on the maintenance of the fountain to keep it clean.
- June 25<sup>th</sup>, 2024: The blower filters were replaced as part of the maintenance, and the fountain was cleaned.
- June 27<sup>th</sup>, 2024: A new ashtray was installed in the smoking area at the front of the building.

## Contractors

### Abrahams Home Improvements

- May 21<sup>st</sup> to 24<sup>th</sup>, 2024: Onsite to conduct repairs following the drain cleaning work on the walls of the affected units and hallways and to install access panels for future drainpipe maintenance.

### Atlas Power Sweeping & Parking Lot Services

- April 10<sup>th</sup>, 2024: Onsite to clean the parkade, stalls #1 to # 37 and all visitor parking plus washing of the townhouse's railings along Hazel Street.
- April 11<sup>th</sup>, 2024: Onsite to clean the parkade, stalls #38 to # 159
- April 12<sup>th</sup>, 2024: Onsite to clean the parkade, stalls #160 to # 306

### Better Lock Group

- May 21<sup>st</sup>, 2024: Onsite to install the weather strip on the garden roof door on the 6th floor, plus replace the handle and lock in the garbage area door.

### City Irrigation Ltd.

- May 17<sup>th</sup>, 2024: Onsite to reactivate the irrigation system of gardens and the building's surroundings for the summer season.

### Garaventa Lift

- April 11<sup>th</sup>, 2024: Onsite to perform maintenance and review the Lift located in the garbage area due to reported issues, in process of being repaired.

### Haakon Industries

- April 15<sup>th</sup>, 2024: Onsite to perform scheduled major maintenance at the building.

- June 07<sup>th</sup>, 2024: Onsite to review a leak in the main water room due to a broken pipe in one of the pump lines.
- June 28<sup>th</sup>, 2024: Onsite to perform maintenance on filters and pumps and review the blower due to an issue.

#### High Volt Electric

- May 14<sup>th</sup>, 2024: Onsite to support with the repair of the power generator due to a failure; the issue was solved.

#### LEDONNE Painting (Fab)

- April-May, and June 2024: Onsite to repair and paint the walls on several floors in the common areas of the building.

#### ORKIN Pest Control

- April 15<sup>th</sup>, 2024: Onsite to perform scheduled maintenance in the traps at the building.
- May 16<sup>th</sup>, 2024: Onsite to review one unit on the 6th floor due to a report of a little mouse presence. The treatment was carried out. Also, scheduled maintenance was performed on the traps at the building.
- May 24<sup>th</sup>, 2024: Onsite to perform scheduled maintenance in the traps at the building.
- June 25<sup>th</sup>, 2024: Onsite to perform scheduled maintenance at the different building levels, reviewing traps.

#### Pacifico Cleaning Services

- April 16<sup>th</sup>, 2024: Onsite to perform cleaning of carpets on specific floors due to stains created by a contractor.
- May 01<sup>st</sup>, 2024: Onsite to perform carpet cleaning in all the common areas in the building.

#### Paladin Technologies

- April 12<sup>th</sup>, 2024: Onsite to perform inspection and review of the fire panels.

#### Power-West Industries Ltd.

- May 15<sup>th</sup>, 2024: Onsite to review, provide service, and test the Power Generator after the genset start-up issue.

#### Pumphouse Fitness

- April 25<sup>th</sup>, 2024: Onsite to perform scheduled maintenance to the Gym equipment.
- May 30<sup>th</sup>, 2024: Onsite to perform scheduled maintenance and repair some equipment seats in the Gym.

#### Rich-Tek Industries

- May 14<sup>th</sup> and 15<sup>th</sup>, 2024: Onsite to install and upgrade a new fire pump system in the main water room.

#### TKE ThyssenKrupp Elevators

- May 07<sup>th</sup>, 2024: Onsite to review elevator #3 due to an issue getting stuck on the "G" floor several times.
- May 24<sup>th</sup>, 2024: Onsite to review elevator car #3 due to failures and getting stuck.

- June 12<sup>th</sup>, 2024: Onsite to review and perform maintenance to the elevators.

Ultimate Glass Ltd.

- June 03<sup>rd</sup>, 2024: Onsite to replace a window in unit #2401 and repair the balcony door in unit #1606.

Vancouver Pacific Plumbing (Morris)

- April 25<sup>th</sup> and 26<sup>th</sup>, 2024: To review and prepare the work plan for cleaning the drainpipes in the 2nd-floor units.
- April 29<sup>th</sup> and 30<sup>th</sup>, 2024: Onsite to cut the drywalls and prepare for the maintenance and cleaning work on the drainage pipes on 2nd-floor units.
- May 03<sup>rd</sup>, 2024: Onsite to perform cleaning work on the drainage pipes in units 202, hallway (units #201, 203), 212, and 205.
- May 08<sup>th</sup> and 09<sup>th</sup>, 2024: To review and prepare the work plan for cleaning the drainpipes in the 6th-floor units.
- May 13<sup>th</sup> and 16<sup>th</sup>, 2024: Onsite to perform cleaning work on the drainage pipes in units 606, hallway, and 608.
- May 21<sup>st</sup>, 2024: Onsite to perform last-day cleaning work on the drainage pipes in units

## **F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS**

The review of the financial statements was tabled to the next Council meeting.

### ***Arrears:***

Management reported that four (4) owners are in arrears for their Strata Fees. On behalf of the Strata Corporation, Management sent letters to the Owners asking for timely payment of their Strata Fees on the first of the month, as per the Strata Property Act of B.C. and the Strata Corporation's by-laws. Owners who do not pay their Strata Fees on time are fined \$100.00 per month plus interest per the Strata Corporation by-laws.

## **G. REPORTS**

### **1. Management**

Management reported as follows:

- The common area painting project is completed, exterior painting touch-ups to follow.
- A Pressure-reducing valve had to be replaced at a cost of \$2,000.00 including taxes.
- Garaventa Lift in the garbage area has received its annual service.
- The water insurance loss from April 2021 is in subrogation, the insurance company is expecting to receive a monetary payment from the insurers for the developer and their trades.

- The controller for the fire pump failed in late March and had to be replaced, as it's an emergency system, at a cost was \$40k. The expense was declared a Contingency fund expense and will be partly shared with Orr, who owns the commercial side of the building.
- The Council approved the parkade crack repair on P4, and it is scheduled to be done this summer.
- The damaged board in the 7th-floor outdoor area will be replaced this summer.

## **2. Security**

- Management reported there have been no break-in issues since the last Council meeting.
- Management issued, on behalf of the Strata Corporation, two (2) parkade gate bylaw violation letters in April, six (6) in May, and two (2) in June 2024.

**Reminder to Residents:** Always wait for the parkade gates to close when entering or exiting the building. Gate #3 (Resident gate) is left open during peak weekday hours to reduce wear and tear on the gate and save on maintenance costs.

## **3. Project Reports**

- The Strata Council will review the building to see which floors require carpet replacement. Nick Canosa presented several carpet options for this year's carpet replacement. The sample with a slight orange tone was selected by Council, 3 levels will have their carpet replaced prior to the end of the fiscal year.

## **4. Correspondence and Appeals**

- An owner was issued a bylaw violation for allowing their child to pull a fire alarm pull station.

### **Appeals**

- Several tenants submitted appeals regarding bylaw violations for not waiting for the gate to close, the strata confirmed warnings.
- A resident who received a noise bylaw violation wrote an explanation and the strata agreed to a warning.

## **H. UNFINISHED BUSINESS**

### **1. Electric Vehicle (E.V.) Charging Stations**

- The owners, at the AGM in February 2024, approved the purchase and installation of four charging stations into long-term parking.
- The Strata received the rebate approved from BC Hydro in late May.
- Nelcan Electric will begin the EV Charger system installation on Friday.

## 2. Insurance renewal 2024/2025

- Management reported that when the building's insurance was renewed on **April 19<sup>th</sup>, 2024**. The deductibles remained unchanged from the previous year and are as follows:

All loss (fire) Deductible: **\$10,000.00**

Vacant Units All Loss Deductible: **\$100,000.00**

Water Deductible: **\$100,000.00**

**As the owner of your suite, please remember that you are responsible for any loss dollars less than the deductible amount if the loss emanates from your suite, as per the Strata Corporation's By-laws and the Strata Property Act of B.C.**

**The Strata Corporation highly recommends that all owners contact their insurance broker/insurance company and have them adjust their condominium insurance policy to provide coverage for the deductibles.**

A copy of the new insurance summary was emailed out to owners in April. Owners can request a copy from the management company via email – [vancouver@quaypacific.com](mailto:vancouver@quaypacific.com)

## 3. A/C / Heat pump installation

- Owners can contact Broadway Mechanical or Airstream Mechanical if they want an a/c unit or heat pump installed in their unit. Other vendors can be used, their proposals must be reviewed by the Strata Council before approval can be given.

However, owners must submit an indemnity agreement with the full scope of work included, before the installation and have it approved by the Strata Corporation.

## 4. Landscaping – Silent Gardner

- The strata council and building manager are happy with the new landscaping company. They have been doing a good job de-weeding the upper courtyard.

## I. NEW BUSINESS

### 1. Annual Security Audit – 2024

- The 2024 annual security audit will take place from September 1 to October 31, 2024. Notices have been emailed to residents and posted at the building.

**J. NEXT MEETING**

The next Strata Council meeting:

**Tuesday, September 17<sup>th</sup>, 2024,**

**6:00 pm.**

**Lobby level Amenity Room**

**K. ADJOURNMENT**

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 6:49 p.m.

The Strata Property Act of B.C. requires a vendor to provide purchasers with copies of Minutes. Please retain these Minutes provided to you for future reference, as replacement copies are subject to a fee.

Minutes Prepared by:



**Quay Pacific Property Management Inc.**

658 Evans Avenue

Vancouver, BC, V6A 2K9

Ph. 604-685-8830 Fax: 604-685-1423

Email: [Vancouver@quaypacific.com](mailto:Vancouver@quaypacific.com)