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**THE OWNERS, STRATA PLAN BCS 3037
STRATA COUNCIL MEETING MINUTES
TUESDAY, SEPTEMBER 17TH, 2024**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, September 17th, 2024. The meeting was held at Centrepoin, in the amenity meeting room.

A. CALL TO ORDER

The meeting was called to order at 6:04 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, Kevin Lam, Alan Shea and Jason Kelders, with regrets from Jason Wang. Geoffrey Rosen represented Management. The Building Manager, Juan Lara was in attendance.

C. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Kevin Lam 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 July 16th, 2024, be APPROVED as distributed.

E. RESIDENT MANAGER REPORT

Manager's Report

September 17th, 2024

Duties Performed:

- July 12th, 2024: Irrigation failures were reported in the garden areas of the building; we requested the support of City Irrigation.
- July 17th, 2024: Notices were sent to parking stall owners for parkade wall repairs.
- July 18th, 2024: "No smoking" signs were installed on every floor of the building.
- July 19th, 2024: The fountain was cleaned, and chemicals were added. The hose nozzle was reinstalled in the car wash area.

- July 23rd, 2024: Report an issue with one of the heat traces that activate the fire panel; we request the support of High Volt Electric to fix the problem.
- July 26th, 2024: The fountain was cleaned, and chemicals were added.
- July 31st, 2024: Supporting PGA systems during the Fob reader's upgrade.
- August 02nd, 2024: Perform the deep fountain cleaning and keep the chemicals on level.
- August 06th, 2024: Perform touch-ups on some walls at the P3 and P4 levels in the parkade.
- August 15th, 2024: A water leak was reported on the 19th floor due to an issue with the kitchen faucet on the 20th floor. The residents involved were instructed on how to proceed.
- August 16th, 2024: An issue with elevator car #3 was reported. We requested the support of TKE elevator to review it.
- August 22nd, 2024: Repair the hose and nozzle in the car wash area. Notices were posted in the EV charge area.
- August 26th, 2024: The fountain was cleaned, and chemicals were added.
- August 26th, 2024: Spotlights were replaced in the elevator and the lobby floor.
- August 29th, 2024: A vehicle was reported to have parked several times in the EV charging area, violating the rules several times.

Contractors

Abrahams Home Improvements

- July 18th and 19th, 2024: Onsite to perform repairs in the parkade walls (patching and painting), also working on one-unit repairs.

City Irrigation Ltd

- July 15th, 2024: On site to make adjustments to the irrigation system of the gardens at the building.
- July 24th, 2024: On site to make repairs to the irrigation system pipes at the roof garden due to a broken pipe and valve.

Garaventa Lift

- July 03rd, 2024: Onsite to perform repairs to the Lift located in the garbage area due to reported issues.
- July 15th, 2024: Onsite to perform maintenance to the Lift located in the garbage area.

Global Gas Detection Ltd.

- August 21st, 2024: Onsite to perform the annual maintenance and service to gas detectors located in the parkade.

Haakon Industries

- July 08th, 2024: Onsite to perform scheduled maintenance to motors and air filters at the building.
- July 31st, 2024: Onsite to review the main water room due to a leak in one valve.

High Volt Electric

- July 19th, 2024: Onsite to review and perform scheduled maintenance on the gates in the parkade.

- July 23rd, 2024: Onsite to inspect the issue with one of the heat traces that triggers the fire panel; they make some adjustments to resolve the problem.
- August 01st, 2024: Onsite to review and repair the exhaust fans in the storage locker on the P2 level.

LEDONNE Painting (Fab)

- August 12th, 2024: Onsite to finish painting the walls in the common areas and the main entrance of the building.

Nelcan Electric

- From July 22nd to August 14th, 2024: Onsite to install the EV chargers in the P3 long-term parking area assigned for this purpose, four stations were installed.
- August 23rd, 2024: Onsite to perform a last inspection on the EV chargers in the parkade.

ORKIN Pest Control

- July 16th, 2024: Onsite to perform scheduled maintenance in the traps at the building.
- August 19th, 2024: Onsite to perform scheduled maintenance in the traps at the building and replace one in the back door emergency exit due to a sick person breaking it.

PGA Systems Ltd.

- July 31st and August 01st, 2024: Onsite to replace the fob readers in all areas as part of the system upgrade.
- August 09th, 2024: Onsite to review some units due to buzzer issues.

Pumphouse Fitness

- July 25th, 2024: Onsite to perform scheduled maintenance to the Gym equipment.
- August 29th, 2024: Onsite to perform scheduled maintenance and repair some equipment in the Gym.

TKE ThyssenKrupp Elevators

- August 16th, 2024: Onsite to review elevator car #3 due to an issue with the internal door.

F. REVIEW AND ACCEPTANCE OF FINANCIAL STATEMENTS AND ARREARS

The Financial statements were reviewed up to the end of July and were found in good order. The Strata Corporation is running a \$30,000 surplus largely due to lower annual insurance premiums and lower utility costs year to date.

Upon a motion duly made by Jason Kelder and seconded by Mehran (Michael) Shekahi, it was resolved to accept the financial statements up to the end of July 2024.

Arrears:

Management reported that six (6) 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 annual insurance appraisal valued the replacement construction cost of the building at \$103,000,000, for insurance purposes.
- Dryer Vent cleaning is scheduled for October, please watch for notices.
- The common area painting project is completed, exterior painting touch-ups are to follow.
- The Council approved the parkade crack repair on P4, and it is scheduled to be done this Fall
- The damaged board in the 7th-floor outdoor area will be replaced in the coming weeks.

2. Security

- Management reported there have been no break-in issues since the last Council meeting.
- Fob readers for the access control system have been upgraded to support the new Keyscan fobs.

Reminder to Residents:

Always wait for the parkade **gates to close** when entering or exiting the building's parking areas.

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 carpet project is underway, levels 8, 21, 27 & 30 are being replaced due to wear and tear.

4. Correspondence and Appeals

- The Strata received a complaint about smoking on the 19th floor, and a bylaw violation was issued.

- Bylaw violation complaint about water being poured off a balcony, bylaw violation issued, and the source unit wrote an apology letter for breaking the bylaw. A warning was issued to the unit.
- There was an unscheduled move-out from a unit, the owner was issued a bylaw violation for their tenant not complying with the bylaws.
- Noise complaint received by the Strata Corporation; a bylaw violation was issued.
- The owner who installed additional laundry appliances in their unit confirmed that they were removed and provided plumbers report.
- A tenant in one of the townhouses submitted a letter to council asking that additional measures be taken to secure the landscaped area beside the building to the east. The Strata Council will review the area and contact the landscaper for options.

H. UNFINISHED BUSINESS

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

- The four EV Charging stations have been installed in long-term visitor parking and are operational.
- Council passed a rule of a 4-hour maximum for use, signage will be posted.

2. Insurance renewal 2024/2025

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

<u>All loss (fire) Deductible:</u>	<u>\$10,000.00</u>
<u>Vacant Units All Loss Deductible:</u>	<u>\$100,000.00</u>
<u>Water Damage Deductible:</u>	<u>\$100,000.00</u>

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

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 maintaining 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.
- There have been issues with the online portal, please contact the building managers if you have questions.

J. NEXT MEETING

The next Strata Council meeting:

Tuesday, November 5th, 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:



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