

COUNCIL MEETING MINUTES

Wednesday, August 30, 2006

THE MONTCLAIRE – LMS 1606**LOCATION:**

7:00 p.m. - Exercise Room
2980 Princess Crescent
Coquitlam, B.C. V3B 7R5

STRATA COUNCIL
2006/2007

PRESIDENT

Kelly Reid - #420-2980

V-P/Landscaping

Robin Tadd - #114-2970

TREASURER

Michelle Lynde - #124-2980

SOCIAL

Gail Surcess - #402-2970

AT LARGE

Judy MacLeod - #118-2970
Walter Vettorel - #127-2980

STRATA MANAGER

Alexine Law

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Accountant:

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BAYWEST MANAGEMENT
13520 78TH AVENUE
SURREY, B.C. V3W 8J6

Phone: (604) 591-6060

ATTENDANCE:

Kelly Reid
Michelle Lynde
Gail Surcess
Robin Tadd

REGRETS:

Walter Vettorel
Judy MacLeod

John Hoffman, Baywest Management Corporation
Alexine Law, Baywest Management Corporation

(1) CALL TO ORDER

The President, Kelly Reid called the meeting to order at 7:07 p.m., a quorum being present at that time.

(2) ADOPTION OF PREVIOUS MINUTES

Council reviewed the Minutes of the Council Meeting held July 26, 2006 and there being no errors or omissions noted, it was **MOVED/SECONDED** to adopt the Minutes as presented and distributed. **CARRIED**

(3) PRESENTATION

Kelly Reid, on behalf of the Strata Council presented John Hoffman with a special card and gift, thanking him for his years of service as Montclair's Strata Manager over the past few years. John will be leaving Baywest Management at the beginning of September and moving on to a new adventure. Everyone wishes John much success.

(4) BUSINESS ARISING FROM PREVIOUS MINUTES**4.1 PAINTING OF PARKING LINES**

Council reviewed the possibility of painting the lines in the underground and the Visitor Parking, but could see no real benefit to doing them at this point in time. The new Strata Manager was directed to have a couple of quotes prepared for the next fiscal year.

4.2 SPLIT SPRINKLER SUPPLY LINE – WATER ESCAPE

It was reported in the Minutes of July 26, 2006 that a sprinkler supply line had split causing extensive water damage to 3 units and common property. The insurance adjuster reviewed 2 quotes and Edenvale Restorations was awarded the work authorization as of today. Edenvale will hopefully be commencing repairs next week.

4.3 MOVE-IN TIMES RULE

All Owners, tenants and occupants are reminded, the Move-In Times Rule became effective on July 26, 2006 as follows:

“An appointment for a moving time shall be made with the caretaker prior to the actual moving date, and that the moving times are restricted to between the hours of 9:00 a.m. and 9:00 p.m.”

This Rule will be presented at the next Annual General Meeting as a $\frac{3}{4}$ Vote Resolution and if approved by the Owners, it becomes a Corporation Bylaw.

4.4 LANDSCAPE REPORT

Robin Tadd reported; plans are being made to have Green Jiu thin out the overgrown areas of the inside courtyard and exterior on Guildford as they pose a security risk to units as a result of the plants blocking windows. Over the years many of the shrubs and greenery have thrived and are at the point where they are also blocking the sunlight and impeding the growth of grass and shrubs at ground level.

The wisteria in the center courtyard no longer blooms and the support trellis is in need of repair, however before this can take place, it must be removed completely. This will be a project the will take place over the winter months in preparation for a fresh look in the spring.

Council is very pleased with the efforts of Green Jiu and have directed the Strata Manager to obtain a new contract proposal for another year.

Hopefully everyone has noticed the freshly painted benches as they have all received their first face lift in many years.

4.5 SOCIAL REPORT - ANNUAL STRATA CORPORATION BARBEQUE

This year's BBQ was held on Sunday August 27, 2006, in the center courtyard for all the residents of The Montclair. Everyone who attended the barbecue on the weekend had a great time enjoying food, refreshments and the opportunity to meet with other residents in the building. A special thanks goes to everyone involved in both the planning as well as hosting of this year's annual BBQ.

(5) FINANCIAL REPORT

5.1 FINANCIAL STATEMENTS

The Treasurer reviewed the Financial Statements for July 2006 and as everything was in order it was MOVED/SECONDED to accept the Financial Statements as prepared. CARRIED

5.2 ACCOUNTS RECEIVABLE

There are still Owners with amounts outstanding and who have been sent arrears notices requesting their accounts be brought current. Those Owners with outstanding arrears are charged a \$25.00 late payment penalty as well as interest as allowed for in the Bylaws and Strata Property Act.

(6) CORRESPONDENCE

Correspondence was received on the following issues or concerns:

- Roof leak on the 4th floor.
- Shopping cart being left in hallways. Please do not bring shopping carts into the Montclair.
- Request for installation of satellite dish of 4th floor
- Balcony Cleaning
- Water trail from car wash area through the building to the 4th floor
- Request to install a sun blind on balcony/deck
- Request for extended visitor parking
- Request to install laminate flooring

Council subsequently dealt with the correspondence received and where deemed necessary, the Strata Manager was directed to correspond with the various authors. Others will have their concerns addressed in the Minutes or be contacted by a member of Council for a first-hand report.

(7) NEW BUSINESS**7.1 DECK QUOTES**

As part of the ongoing preventative maintenance program for 2007, 3 quotes were requested for the repairs of a number of decks. The Strata Council received only 2 quotes. This information will assist Council in preparing the proposed annual budget for 2007.

7.2 WINDOW TRIM REPLACEMENT

SJL Construction has completed the window trim replacement program for 2006. Next year's program will commence in the 2007 fiscal year.

(8) ADJOURNMENT

There being no further business, the meeting was terminated at 7:55 p.m.

The next scheduled Council Meeting will be held on **Wednesday, September 28, 2006** at 7:00 PM in the Exercise Room.

John Hoffman; CPRPM
Alexine Law
Strata Managers

COUNCIL REQUESTS

Any and all requests to Council must be in writing and placed in the Strata mailbox or e-mailed to alaw@baywest.ca in order to be considered by Council. Under no circumstances will Council deal with verbal requests or complaints.

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years.

