

THE MONTCLAIRE – LMS 1606

LOCATION:

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

**STRATA COUNCIL
2007/2008**

PRESIDENT

Kelly Reid - #420-2980

VICE-PRESIDENT/LANDSCAPE

Robin Tadd - #114-2970

TREASURER

Michelle Lynde - #124-2980

SECRETARY/SOCIAL

Gail Surcess - #402-2970

AT LARGE

Judy MacLeod – #118-2970

Walter Vettorel - #127-2980

STRATA MANAGER

Frank (Woody) Wood

Direct Phone: (604) 592-5661

E-Mail: fwood@baywest.ca

Fax: (604) 592-5661

Accountant:

Anca Ticusan
(604) 501-4429

E-Mail: aticusan@baywest.ca

BAYWEST MANAGEMENT

13520 – 78TH Avenue
SURREY, B.C. V3W 8J6

Phone: (604) 591-6060

ATTENDANCE:

Kelly Reid
Robin Tadd
Michelle Lynde
Gail Surcess
Judy MacLeod
Walter Vettorel

REGRETS:

Frank (Woody) Wood, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. A quorum was established.

(2) ADOPTION OF PREVIOUS MINUTES

Following review of the Minutes of the Council Meeting held August 22, 2007, and there being no errors or omissions noted, it was MOVED/SECONDED to adopt the Minutes as amended. CARRIED

(3) FINANCIAL REVIEW

3.1 FINANCIAL STATEMENT

Following review of the Financial Statements up to and including August 30, 2007, it was noted all the Treasurer's questions had been answered and the Financial Statements were in order. It was MOVED/SECONDED to accept the Financial Statements to August 30, 2007 as prepared. CARRIED

The treasurer noted 3 accounts are now at or over budget, this was anticipated to occur at some point this fiscal year.

3.2 ACCOUNTS RECEIVABLE

The Strata Manager conducted a review of the Accounts Receivable as at August 17, 2007 with Council and it was noted there were several accounts in arrears.

Owners are reminded that Strata Fees are due and payable on the first day of each and every month and the Strata Corporation is solely dependent on prompt receipt of all Strata Fees to finance its day-to-day activities and Special Levies to finance special projects.

OWNERS ARE REMINDED THAT ANY MONEY OWING AFTER THE DUE DATE MAY BE ASSESSED A LATE

PAYMENT PENALTY IN ACCORDANCE WITH THE STRATA CORPORATION'S BYLAWS, DIVISION 1, 1 (b).

(4) BUSINESS ARISING FROM THE MINUTES

4.1 ROOF REPAIRS

As stated in previous minutes Tek Roofing will be conducting the scheduled maintenance on the roof in late September and early October.

4.2 GARBAGE ROOM & RECYCLING

The City of Vancouver strike has started to cause garbage pick up to be periodically delayed. This has caused the garbage area to become even more of a concern.

Many residents are just leaving their garbage on the ground and in some cases right at the doorway making it difficult for others to put away their garbage. In addition the area outside of the garbage room is continually being left in an untidy state. Garbage is also being placed in the recycling bins and the cardboard bins as opposed to the garbage bins.

Residents are reminded to please put your garbage and recycling in the appropriate containers and not to just leave it on the ground or the floor.

4.3 CARPET REPAIRS

The carpet layers came in to make repairs to the carpets in the common areas, the work done was not satisfactory and they will be returning to complete the job satisfactorily.

(5) COMMITTEE REPORTS

5.1 LANDSCAPE REPORT

No report was presented.

5.2 SOCIAL REPORT

No report was presented.

(6) CORRESPONDENCE

An email was received from an Owner in regards to having some trees trimmed that are touching the building. It was noted there is no room in this years budget for tree work, this item will be referred to the budget for the next Annual General Meeting.

An Owner expressed concerns about the condition of the walls of their balcony. The Strata Manager was directed to have a contractor investigate the concern.

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 LEAK INTO PARKADE

A leak into the parkade was reported. After investigation it was determined to be caused by a leaking washing machine in a unit. The cost of the service call will be charged to the Owner of the unit in question.

7.2 RENTAL RESTRICTIONS

Several Owners have expressed the need for restricting the number of suites that can be rented in the Montclair. Making a change such as this would require changing the Strata Corporation's Bylaws. The Strata Manager advised rental restrictions would not be applicable to any current Owner at the time the Bylaw change is made, they would be grand-fathered for this change and it would only affect new Owners. It was MOVED/SECONDED to present to Owners a proposal for rental restrictions at the next Annual General Meeting. CARRIED

7.3 INSURANCE RENEWAL

The Strata Manager informed Council that the renewal for the Strata Corporations insurance had been received. It was noted there were no changes premium rates, however, the deductible for sewer and water damage has been raised to \$5000.00 because of claims over the past few years and total premium did increase due to the fact that the appraised value of the property increased by more that \$3,300,000.00.

(8) ADJOURNMENT

There being no further business, the meeting adjourned at 8:07 p.m.

The next Strata Council Meeting will be held ***Wednesday, October 24, 2007 at 7:00 p.m.***

Frank (Woody) Wood
Strata Manager

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