

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

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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

REGRETS:

Judy MacLeod
Walter Vettorel

Frank (Woody) Wood, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:02 p.m. A quorum was established.

(2) ADOPTION OF PREVIOUS MINUTES

Following review of the Minutes of the Council Meeting held September 19, 2007, and there being no errors or omissions noted, it was MOVED/SECONDED to adopt the Minutes as prepared. CARRIED

(3) BUSINESS ARISING FROM THE MINUTES

3.1 ROOF REPAIRS

Tek Roofing reported the scheduled maintenance to occur on the roof this month had not been completed as they had run into weather delays on other problems. It was noted the work to be done is preventative maintenance and not repairs so they felt it was able to be put off for a few weeks. Council and the Strata Manager will be following up to ensure this work is carried out in a timely manner.

3.2 GARBAGE ROOM AND RECYCLING

The state the garbage room is being left in is a great 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) FINANCIAL REPORT

4.1 FINANCIAL STATEMENTS

Following review of the Financial Statements up to and including September 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 September 30, 2007 as prepared.

CARRIED

The Treasurer noted 4 accounts are now at or over budget, which was anticipated to occur at some point this fiscal year.

4.2 ACCOUNTS RECEIVABLE

The Strata Manager conducted a review of the Accounts Receivable as at October 19, 2007 with Council and it was noted there were several accounts in arrears.

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).

(5) COMMITTEE REPORTS

5.1 LANDSCAPE REPORT

Some fall pruning has been carried out. A review of trees is being done in preparation for some future tree work in the spring.

5.2 SOCIAL REPORT

Planning is underway for the annual Christmas Social. It was proposed to be held Sunday, December 2, 2007 from 2:00 p.m. to 5:00 p.m. Please watch for further details to come.

(6) CORRESPONDENCE

An Owner expressed concerns about loud noises coming from a unit after 10:30 p.m., in violation of the Bylaws. The Strata Manager was directed to issue letters of warning/fines as per the Strata Corporation's Bylaws.

An Owner reported the seal on their patio door has failed. The Strata Manager was directed to have the window seal replaced in the spring unless it is causing damage to the door or building envelope.

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 BOILER LEAK

A leak at the boiler in the 2980 building was discovered which necessitated the shutting down of the water to the building for a period of time to make the repairs. These repairs are now complete.

7.2 STRATA OWNED RENTAL UNIT

It was noted when the new tenants moved into the Strata-owned rental unit, several repairs were noted as in need of being done. The Strata Manager has been directed to obtain estimates to have this work completed.

7.3 BALCONY USE

Several residents reported they have had items fall on their decks/patios which appear to come from units above them. Please do not throw items from your balconies.

(8) TERMINATION

There being no further business, the meeting adjourned at 8:02 p.m.

The next Strata Council Meeting will be held ***Wednesday, November 28, 2007 at 7:00 p.m.***

Frank (Woody) Wood
Strata Manager

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