

**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

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**Fax: (604) 592-3696**

**Accountant:**

Anca Ticusan  
(604) 501-4429

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**BAYWEST MANAGEMENT**

13520 – 78<sup>TH</sup> Avenue  
SURREY, B.C. V3W 8J6

Phone: (604) 591-6060

**ATTENDANCE:**

Kelly Reid  
Robin Tadd  
Gail Surcess

**REGRETS:**

Michelle Lynde  
Judy MacLeod  
Walter Vettorel

Frank (Woody) Wood, Baywest Management Corporation

**(1) CALL TO ORDER**

The meeting was called to order at 7:03 p.m. A quorum was established.

**(2) ADOPTION OF PREVIOUS MINUTES**

Following review of the Minutes of the Council Meeting held November 28, 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**

A couple of new leaks have occurred in the roof. Tek Roofing was called and made repairs to the affected areas and will be issuing an updated report on the condition of the roof in the next several weeks.

**3.2 STRATA OWNED RENTAL UNIT**

Quotes were reviewed for the replacement of floors in the Strata-owned rental unit. It was MOVED/SECONDED to approve the replacement of the linoleum in the unit and the caretaker office. CARRIED

**3.3 ANNUAL GENERAL MEETING**

Council reviewed the package for the Annual General Meeting. After some discussion it was MOVED/SECONDED to approve the package. CARRIED

Owners will receive the meeting package the beginning of January. The meeting is scheduled for Tuesday January 22, 2008 at the Innovation Centre, Fraser Room, 1207 Pinetree Way, (attached to the Evergreen Cultural Centre). The meeting will take place at 6:30 p.m..

Please take the time to attend this important meeting of Owners.

If you are unable to attend, please ensure you hand your Proxy with your desired vote(s) to either a friend, neighbour or a member of council in order to ensure your vote counts. Any questions you have can be noted on the back and will be asked at the Meeting.

#### **(4) FINANCIAL REPORT**

##### **4.1 FINANCIAL STATEMENTS**

As the Treasurer was not in attendance at this Council Meeting, approval of the Financial Statements to November 30, 2007 was tabled to the next Council Meeting.

##### **4.2 ACCOUNTS RECEIVABLE**

The Strata Manager conducted a review of the Accounts Receivable as at December 14, 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**

No report submitted.

##### **5.2 SOCIAL REPORT**

The annual Christmas Social event was cancelled due to a lack of planning on Council's part which resulted in a lack of interest on the part of the residents.

There will be a farewell event for Gary & Pat of Whiteglove in late January or Early February. A notice will be posted as soon as the dates are confirmed.

#### **(6) CORRESPONDENCE**

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 VISITOR PARKING**

It has been reported the crews re-roofing the Jefferson building next door have been using and blocking off access to Visitor Parking. The Strata Manager was directed to contact Harvard Roofing and discuss this issue with them.

##### **7.2 GARBAGE**

Signs have being posted in regards to the new regulations in effect in Metro Vancouver concerning what can and can not be disposed of in the garbage. Please note the garbage company is approaching this very seriously and violations will result in additional charges and potential fines. Owners caught violating the rules will be charged back any fines/charges the Strata Corporation may receive.

### 7.3 ROOF LEAK

As previously noted some new roof leaks were reported. Repairs have been made to the roof, however, repairs to common property drywall and suite repairs will be carried out once it is dried out and it is confirmed no more leaks are occurring.

#### (8) TERMINATION

There being no further business, the meeting adjourned at 7:50 p.m.

The next Strata Council Meeting will be scheduled after the Annual General Meeting ***Tuesday, January 22, 2008 at 6:30 p.m.***

Frank (Woody) Wood  
Strata Manager

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