

STRATA PLAN LMS101 AVONLEA
Minutes of the Strata Council Meeting
Held on Tuesday, January 18, 2011 at 7:00 p.m.

COUNCIL MEMBERS PRESENT:	Annette Maxwell	President
	Brian Arnold	Vice President
	Al Abdulla	Treasurer
	Morris Kozoroski	Council Member
	Carol Ohno	Council Member
	Stephane Castera	Council Member
	Yves Jobin	Council Member

MANAGEMENT PRESENT: Dan Bourke, Property Manager
PACIFIC QUORUM PROPERTIES INC.

1. CALL TO ORDER

- a. The meeting was called to order at 7:00 p.m. by Annette Maxwell, President.

2. APPROVAL OF PREVIOUS MEETING MINUTES

- a. Council reviewed the minutes of the November 23, 2010 Strata Council Meeting. Noting no errors or omissions;
It was:
MOVED AND SECONDED (Maxwell/Castera)
To approve the November 23, 2010 Strata Council meeting minutes as distributed.
CARRIED

3. FINANCIAL REPORT

a. November 30, 2010 Monthly Report

Al Abdulla reported that he has received and reviewed all financial reports up to and including November 30, 2010 including all bank statements and paid invoices and that all accounts appear to be in order. It was reported that the Strata Corporation had \$75,697.97 in the Contingency Reserve Fund after adjustments for roof replacement costs, and \$10,178.01 in the Operating Account. It was also reported that only one account remains significantly past due in Special Assessment payments and that the Strata Corporation will end the fiscal period approximately five percent over budget.

After a short discussion;

It was:

MOVED AND SECONDED (Abdulla/Ohno)

To approve the November 30, 2010 Financial Reports as presented.

CARRIED

b. Proposed 2011 Operating Budget

Management reviewed the Proposed 2011 Operating Budget and indicated that the budget will be presented with a five percent increase in strata fees, with increase primarily due to property insurance premiums and repair & maintenance costs.

4. REPAIRS & MAINTENANCE

a. Unit #33, 34, 51, 42 Roof Repairs

Management reported that Circle Property Services has completed roof repairs in these three areas which were unrelated to the roof replacement project but were necessary due to long term hidden water seepage in these areas.

b. Unit #36, 42 Door Repairs

It was also reported that Circle Property Services has completed the repairs to the back doors of these two townhomes.

c. Unit #40 Hot Water Tank Water Damage

Management reported that Circle Property Services has completed the restoration work due to the failure of a hot water tank in this townhome and that all costs are covered by the Strata Corporation's and Home Owner's insurance policy.

d. Unit #4 Perimeter Drainage Repair

Blue Mountain Plumbing has completed the repair to the perimeter drainage of unit #4 as requested.

e. Unit #60 Sump Cleaning

It was also reported that Blue Mountain Plumbing has completed the cleaning and drain clearing of the sump outside of this townhome.

f. Unit #58 Roof Leak - Complete

A deficiency roof leak at unit #58 has been reported and repaired by Cambie Roofing.

g. Unit #43 Door Repair

Management reported that Accurate Glass has completed the replacement of the glass in the back door of this townhome.

h. Driveway Repairs - Complete

It was also reported that Sealtech has completed the driveway crack repairs as requested by Council.

i. Parking Area Line Painting

Deferred to Spring 2011

5. ROOF REPLACEMENT PROJECT

a. Roof Project

Management reviewed the current financial position of the roof replacement project and indicated that until such time as a final inspection is completed by Inter Provincial Roofing Consultants, the Strata Corporation will retaining a significant holdback from Cambie Roofing. While the roof project is substantially complete, it is necessary that the final inspection be completed by Inter Provincial, Management, and the Strata Council. It is also anticipated that the project will be completed under budget and a small refund issued to each of the owners when it is completed.

6. OTHER BUSINESS

a. Legal

It was reported that the Strata Corporation's insurance provider and the owners of strata lot #1 have been settled through mediation.

b. Car Alarms

It was reported that in recent weeks an alarm of an unattended vehicle had been sounding, and that future instances of this type disturbance may require that the vehicle be removed from the property.

c. Bark Mulch

Council discussed the installation of bark mulch behind unit numbers 49 through 60 and number 1 through 10 outside of the fence of in these two areas. As these areas are frequently travelled by the owners and the soil conditions are poor, Council approved the installation as suggested.

7. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 8:40p.m.

The next meeting will be the Annual General Meeting on Tuesday, February 15, 2011

Attention:

Please keep these minutes as a permanent record of your strata corporation business.

Submitted by:

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