



AVONLEA STRATA PLAN LMS 101

**STRATA COUNCIL MEETING MINUTES
MONDAY, APRIL 22, 2013, 7:00 P.M.**

COUNCIL PRESENT:

Brian Arnold	President
Carol Ohno	Vice President
Morris Kozoroski	Council Member
Alicia Anderson	Council Member
Mike McDonald	Council Member
Ed Lau	Council Member

REGRETS:

Al Abdullah	Treasurer
-------------	-----------

MANAGEMENT REGRETS:

Dan Bourke, Property Manager
Pacific Quorum Properties Inc.
dan@pacificquorum.com / Office: 604-634-3036

1. CALL TO ORDER

The meeting was called to order at 7:00 pm by Brian Arnold.

2. PRESENTATION FROM DOORCARE

Council received a presentation from Neb Aleksic at Doorcare regarding the Garage Doors. Various options were presented and discussed. The project will take about one month to complete. Doorcare will work on 4 - 5 doors a day and will have three contractors on site working. Start time will be around 9:00 am and Doorcare will recycle the old doors. Doorcare will require a 10% down payment and the final payment will be due at the end of the project.

3. REPAIRS AND MAINTENANCE

a. Invoices

Council questioned whether payments have been made to all invoices that have been issued to Pacific Quorum.

b. Tree Pruning

Tree Pruning and maintenance has been completed by NuGreen.

c. Sump & Pumps

Sump and pump maintenance has been completed by McRae.

d. Unit #49

A leak has been fixed in Unit #49. The final painting is still outstanding and is to be completed by Ron's Roofing.

VANCOUVER OFFICE:

Suite 430 - 1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Tel: 604-685-3828 Fax: 604-685-3845

www.pacificquorum.com

✓ SURREY OFFICE:

Suite 408 - 7337 137th Street
Surrey, BC V3W 1A4
Tel: 604-635-0260 Fax: 604-635-0263

e. Unit #59

A leak in the roof of Unit 59 has been fixed by Oakdale, Neil and Michael Fletcher (Roof Fix) and Ron's Roofing. The painting work is still outstanding. There are 3 spots on the ceiling in the living room, garage and up the stairs on the wall. The Strata Corporation will cover the ceiling and they will cover the garage and the wall at the top of the stairs. The cost to paint will be approximately \$600.00.

f. Unit #10

The end wall has been completed

g. Unit #45

The wall and A frame have been completed. NuGreen will pay their share and the rest will be the responsibility of the Strata Corporation.

h. Unit #52

The backdoor has been replaced.

i. Units #49 - #60

Units 49 - 60 have had vents put in the roof. What was previously in place was not enough and had caused the leaking and mold etc in Unit 59. (This may void the warranty from Cambie Roofing). All units need to be looked at by Cambie Roofing and InterProvincial Roofing to cover the warranty. Assurances must be made that there is enough ventilation to prevent problems.

4. FINANCIALS

Council discussed the fact that there was no March Financials for this meeting. Financials have been deferred as Al Abdullah, Treasurer, was absent and unable to provide a report.

5. OTHER BUSINESS

a. Back Steps

The cost to repair the back steps is approximately \$600.00. This project is on hold pending our financial situation.

b. Front Garden

There have been some issues with respect to have a sign made. Approval is required for a sign greater than 8 square feet. If the building would like AVONLEA on the sign it can only be 8 square feet but approval will be required from the City.

- **Option 1**

2600 Beaverbrook Crescent written on the existing stone wall with no size limit. This will be more cost effective.

- **Option 2**

Stone sign with just the address. No approval from the City will be needed. This will save about \$5000.00.

c. Special Assessments

Notices for Special Assessments have not gone out yet. The garage door project is set to start in May but cannot commence until the Strata Corporation receives payments.

d. Complex BBQ

The complex BBQ will be held on July 20, 2013

e. Junk Days

Junk disposal will be held September 13 – 16, 2013

6. **ADJOURNMENT**

There being no further business, the meeting was adjourned.

The next meeting will be held on May 29, 2013 at 7:00 pm. Location to be determined.

Minutes prepared by Council

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Dan Bourke, Property Manager

408 - 7337 137th Street

Surrey, BC V3W 1A4

Telephone: (604) 635-0260

Fax: (604) 635-0263 / Office (604) 634-3036

E-mail: dan@pacificquorum.com

Website: www.pacificquorum.com

24-Hour Maintenance Emergency: 604-635-0260

Please Note: The Real Estate Regulations require a vendor to provide purchasers with copies of Strata Corporation Meeting minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from *Pacific Quorum Properties Inc.*