

STRATA PLAN LMS101 AVONLEA
Minutes of the Strata Council Meeting
Held on Tuesday, November 23, 2010 at 7:00 p.m.

COUNCIL MEMBERS PRESENT:	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 Brian Arnold, Vice President.

2. APPROVAL OF PREVIOUS MEETING MINUTES

- a. Council reviewed the minutes of the October 7, 2010 Strata Council Meeting.
Noting no errors or omissions;
It was:
MOVED AND SECONDED (Ohno/Castera)
To approve the October 7, 2010 Strata Council meeting minutes as distributed.
CARRIED

3. FINANCIAL REPORT

a. October 31, 2010 Monthly Report

Al Abdulla reported that he has received and reviewed all financial reports up to and including October 31, 2010 including all bank statements and paid invoices and that all accounts appear to be in order. It was reported that as of October 31, 2010 the Strata Corporation had \$585,473.62 in the Contingency Reserve Fund which includes \$305,340.04 in Special Levies for the Roof Replacement Project. The Strata Corporation also had \$15,358.34 in the Operating Account and is operating with a small deficit in the amount of \$5,031.53. It was also reconfirmed that any amounts over \$5,000.00 are approved by Council prior to disbursement.

After a short discussion;

It was:

MOVED AND SECONDED (Abdulla/Ohno)

To approve the October 31, 2010 Financial Reports as presented.

CARRIED

4. REPAIRS & MAINTENANCE

a. Driveway Crack Repairs - Complete

It was reported that Sealtech Industries has completed the filing of all driveway cracks as per Council's request and within the budget approved by Council.

b. Unit # 3 Perimeter Drainage Repairs - Complete

It was reported that Blue Mountain Plumbing and Heating has completed the repairs to the perimeter drainage however after further investigation additional repairs will be required in the neighbouring townhouse back yard.

c. Unit # 33, # 34, # 51 & # 42 Roof Repairs - Complete

It was reported that the additional roof repairs in these three areas have been completed by Circle Property Services.

d. Unit # 16 Garage Door Repairs - Complete

It was reported that the garage door spring for this unit has been repaired as a Strata Corporations' expense. It was confirmed that all hardware related to the operation of the garage doors excluding automatic door openers is the responsibility of the Strata Corporation.

e. Unit # 43 Window Damage Repair - Complete

Management reported that the glass in the door at the back of this unit has been completed as requested.

f. Unit # 36 & # 42 Door Repairs - Pending

Management reported that Circle Property Services has been requested to make the necessary repairs to the backdoors of these townhouses so that they close and seal properly.

g. Unit # 40 Hot Water Tank Water Damage - Pending

It was reported that restoration work is almost complete in the basement of this unit as a result of a hot water tank leak which will be paid for by the Homeowner's Insurance Policy.

h. Unit # 4 Perimeter Drainage Repairs - Pending

Management reported that approval has been given for the repairs to the perimeter drainage of this unit in line with the current pricing as previously approved by the Strata Council.

i. Unit # 43 Back Stair Repairs - Pending

Council discussed a request for the repairs of the stairs at the back of this townhome and noted that during a previous inspection it was of the opinion of Council that the stairs did not pose any significant risk and the request was declined.

j. Parking Area Line Painting - Pending

As previously discussed the Council has deferred this project to the Spring or early Summer of 2011.

5. ROOF REPLACEMENT PROJECT

a. Roof Project Committee

It was reported that Inter Provincial Roofing Consultants as of October 5, 2010 have indicated that the roof is ninety percent complete. Deficiencies and roof repairs to a number of units has also been performed by the roofing contractor or Circle Property Services at the request of Management, with the costs related to the deficiency repairs being charged back to Cambie Roofing. Currently the Strata Corporation has made payments in the amount of \$218,000.00 on a budget of \$547,000.00, holding back more than sufficient funds to cover all deficiency repairs and until final certification by the roofing consultant is obtained and inspected by the Roof Committee and Management.

Unit # 51 Carpet Replacement

Management reported that due to a roof leak in this townhome significant damage resulted in the need to replace the carpet in a upstairs bedroom. Estimates obtained from the restoration company indicated that the value of the carpet was \$1,415.32 and in keeping with previous damage estimates,

It was:

MOVED AND SECONDED (Kozoroski/Ohno)

To compensate the owners of this townhouse in the amount of \$1,415.32 being the value of the estimated repairs.

CARRIED

b. Gutter Replacement Committee

It was reported that the gutter installation contractor has reported that the gutter project is now substantially complete with only general cleanup required to complete the job. It was noted that Above All Gutters did a very good job.

6. OTHER BUSINESS

a. Legal

It was reported that a long outstanding legal challenge is entering into the final phases of mediation and/or trial if necessary in the early part of next year between Michael Schmidt and The Owners of Strata Plan LMS 101. Representing the Strata Corporation is the Law Firm of Whitelaw Twining Law Corporation, and funding for legal representation and any claims being covered by the Strata Corporations' Insurance Policy.

7. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at **9:10 p.m.**

The next Council meeting is scheduled for Tuesday, January 18, 2011.

The Annual General Meeting will be 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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