

**ESCADA  
STRATA PLAN BCS 2783  
Council Meeting Minutes  
Wednesday, February 29, 2012**

**LOCATION**

Amenity Room  
15322 – 101 Avenue, Surrey

**STRATA COUNCIL  
2011/2012**

**PRESIDENT**

Mike Ber

**VICE PRESIDENT**

John Wang

**SECRETARY**

James Zhang

**TREASURER**

Donghee (Tony) Kang

**COUNCIL MEMBERS**

Fei Kung  
Dong Qi Liao  
Emily Pan

**CARETAKER**

Carlos Baca  
Phone: 604-230-3978  
Email: Escada@shawbiz.ca

**RELIEF CARETAKER**

Cheng-Yuan Feng

**STRATA MANAGER**

Alfred Marchi  
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Paragon Realty Corporation  
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**PRESENT**

Mike Ber, Fei Kung, Dong Qi Liao, Emily Pan and James Zhang  
Resident Caretaker: Carlos Baca  
Alfred Marchi and Gillian Chiang, Paragon Realty Corporation

**ADOPTION OF JANUARY 19, 2012 MINUTES**

A Motion was **Moved** by D. Qi Liao and **Seconded** by M. Ber to adopt the January Minutes as presented. **Motion Carried**

**CARETAKER'S REPORT**

1. **Maintenance Issues** – Resident Caretaker submitted a detailed activity report of the activities and maintenance issues at complex which have occurred since the last Council Meeting. Council thanked Carlos for the detailed report. Council notes that there are no major issues at this time to report to the owners.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

1. **Sewer Line Repair Update** – The Property Manager advised Council that a meeting has been scheduled with Richard Ahrend, the Civil Engineer for Escada, to discuss the sewer line issue.
2. **Damaged Garage Gate** – Council reviewed the security footage of the parkade gate incident and instructed the Property Manager to advise the owner of Council's decision.
3. **Junk Removal** – The Property Manager advised Council that all of the discarded items in the Phase 1 area of the Parkade have now been removed.

**CORRESPONDENCE**

1. Council reviewed a letter from a Phase 2 owner requesting permission to park a tent trailer in the underground parking. Council noted that permitting this request would be a violation of the Strata's bylaws. Council has therefore denied the owner's request and has instructed the Property Manager to advise the owner of Council's decision.
2. Council reviewed an email from a Phase 1 owner who was responding to a letter regarding oil stains in their parking stall and requesting some extra time to clean the stain.

Council decided to grant the owner the extra time and instructed the Property Manager to advise the owner of Council's decision.

### **NEW BUSINESS:**

1. ***Leakage in Parkade*** – The Property Manager reported that a meeting has been scheduled with an Onni Representative to investigate the parkade leaks.
2. ***Carbon Monoxide & Propane Gas Detectors*** – Council approved a quote from Global Gas Detection Inc. in the amount of \$525.00 plus HST for the annual testing and re-calibration of the carbon monoxide and propane gas detection monitors in the parkade.
3. ***No Dumping Signs*** – Council approved the purchase of a sign to read ***No Dumping***. The sign will be installed in the Phase 1 area of the parkade which is often used by vacating tenants who use this area as a dumping ground for unwanted personal items.
4. ***Caretaker Education*** – Council discussed the issue of setting up a fund for the caretaker's education and participating in community programs such as the Crime Free Multi-Housing program co-sponsored by the City of Surrey and the RCMP. The fund could also be used to join the Condominium Homeowners Association [CHOA] which would provide an extra recourse for Council and owners. Council eventually decided that this issue will need to be discussed with the owners at the next annual general meeting.
5. ***Caretaker Vacation*** – Council noted, for the record, that Resident Caretaker Carlos will be on vacation from March 14 – 22, 2012 and the relief caretaker will be taking over his duties during that time.

### **FINANCIAL REPORT**

Council reviewed the January 2012 financial reports

There being no further business to discuss, the Meeting adjourned at 9:30 p.m.

Next Council Meeting: Tuesday, March 20, 2012 7:00 p.m.

***Please keep a copy of these minutes for future reference. They will be required at time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.***