

**ASCADA**  
**STRATA PLAN BCS 2783**  
**Council Meeting Minutes**  
**Thursday, February 7, 2013**

**LOCATION**

Amenity Room  
15322 – 101 Avenue, Surrey

**STRATA COUNCIL**  
**2012/2013**

**PRESIDENT**

Mike Ber

**VICE PRESIDENT**

Sharon Dyck

**TREASURER**

Donghee (Tony) Kang

**COUNCIL MEMBERS**

Dong Qi Liao

Emily Pan

David Wang

James Zhang

**CARETAKER**

Carlos Baca

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**RELIEF CARETAKER**

Cheng-Yuan Feng

**STRATA MANAGER**

Alfred Marchi

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Paragon Realty Corporation

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**PRESENT**

Mike Ber, Sharon Dyck, Donghee (Tony) Kang, Dong Qi Liao  
Emily Pan and David Wang

Alfred Marchi and Gillian Chiang, Paragon Realty Corporation

The Meeting was called to order at 7:10 p.m.

**ADOPTION OF DECEMBER 7, 2012 MINUTES**

A Motion was **Moved** by S. Dyck and **Seconded** by M. Ber to  
adopt the December Minutes as presented. **Motion Carried**

**BUSINESS ARISING FROM PREVIOUS MINUTES**

1. ***Courtyard Lighting Repairs*** – Council reviewed a quote  
in the amount of \$1,260.00 plus HST from H. Braun  
Electrical Service Inc. for installation new courtyard lamps.  
After some discussion on the issue Council approved the  
quote and instructed the Property Manager to advise H.  
Braun Electrical of their decision.
2. ***Bicycle Storage Room Update*** – The Property Manager  
advised Council that the eight owners who currently have  
lockers in the southwest locker room in Phase I have now  
been sent a Surrender and Reassignment form to fill out.  
Once the forms have been received Onni will then proceed  
with the reassignment.
3. ***Relief Caretaker Compensation*** – Council clarified, for  
the record, that the \$50 paid to the Relief Caretaker for  
overseeing Move-ins/Move-outs is only payable when the  
Move-ins/Move-outs occur outside of the Relief Caretakers  
normal hours of operation.

**CORRESPONDENCE**

1. Council reviewed several pieces of correspondence  
regarding noise related issues. The Property Manager was  
instructed to deal with each one. Council would also like to  
remind owners that they live in a wood frame structure and  
that a certain amount of noise transmission between units  
is unavoidable. Also, Council wishes to note that in  
situations where more than one noise complaint is  
received from the same unit, a warning letter will first be  
issued. If the noise continues then the owner of the  
offending unit will be fined \$50.00 for each occurrence  
thereafter.

2. Council reviewed an email regarding the issue of the lack of "*No Trespassing*" signs around the exterior of the property. The email also questioned if the Strata had a Block Watch program in place. After a discussion on these two issues, President Ber offered to source "*No Trespassing*" signs. Council will also look into initiating a Block Watch Program.
3. Council reviewed an email regarding some uneven pavers on an owner's patio. Council instructed the Property Manager to direct the Caretaker to investigate this owner's problem. The Caretaker is also to be directed to investigate if there are other ground floor units with similar problems. Once the Caretaker's report is received on this matter, quotes will then be obtained to remedy the situation.

### **NEW BUSINESS:**

1. ***Council noted Improper Storage of Personal Items on Patios and Balconies*** – Council noted the proliferation of personal items being stored on patios and balconies. Council instructed the Property Manager to send letters to the owners of the offending units advising them of the Ascada bylaws pertaining to this issue and also requesting that the items be removed within two weeks of receipt of the letter.
2. ***No Parking in Fire Lanes*** – Council noted that several owners continue to periodically park their vehicles in the Fire Lane in front of the townhouses. Council instructed the Property Manager to send a notice to remind owners of this parking bylaw. Council also decided that the notice should include a reminder of the Noise and No-Smoking bylaws as well.
3. ***Fitness Town Maintenance Contract*** – Council reviewed the Fitness Town maintenance contract for the Strata's gym equipment. After a lengthy discussion Council instructed the Property Manager to request that Fitness Town's service technician carry more spare parts with him when he visits Ascada. This should reduce the number of return trips thereby reducing the cost of servicing the equipment.
4. ***Fire Drill*** – Council discussed the requirement for the Strata to conduct an annual fire drill. Council eventually decided that the fire drill will be scheduled for April 21, 2013. Notices will be sent to residents reminding them of this date and advising them of the procedure for the drill.

### **FINANCIAL REPORT**

Council reviewed the November/December 2012 and January 2013 financial reports. There being no further business to discuss, the Meeting adjourned at 9:00 p.m.  
Next Council Meeting: March 14, 2013.

***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.***