

**ESCADA**  
**STRATA PLAN BCS 2783**  
**Council Meeting Minutes**  
**Tuesday, May 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](mailto:Escada@shawbiz.ca)

**RELIEF CARETAKER**

Cheng-Yuan Feng

**STRATA MANAGER**

Alfred Marchi

Phone: 604-576-3868

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Paragon Realty Corporation

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Phone: 604-576-3868

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**PRESENT**

Mike Ber, Donghee (Tony) Kang, Emily Pan, James Zhang and John Wang

Resident Caretaker: Carlos Baca

Alfred Marchi and Gillian Chiang, Paragon Realty Corporation

**ADOPTION OF APRIL 19, 2012 MINUTES**

A Motion was **Moved** by M. Ber and **Seconded** by J. Wang to adopt the April Minutes as presented. **Motion Carried**

**CARETAKER'S REPORT**

1. ***Maintenance Issues*** – The Resident Caretaker submitted a detailed 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*** – Council reviewed the report from SRC Engineering regarding the necessary repairs to the sewer line. The Property Manager advised Council that Onni is making arrangements to complete the repairs.
2. ***Leakage on Parkade Update*** – The Property Manager noted, for the record, that Onni has been contacted and will be completing the necessary repairs.
3. ***Trespassing & Damage Phase 1*** – Council noted, for the record, that the father of the person responsible for the vandalism had paid \$400.00 toward the repair and the balance was to be paid by the perpetrator.
4. ***Annual Fire Alarm Test Update*** – The Property Manager advised that the fire alarm testing has been scheduled for June 12/13 and notices will be delivered to the residents.
5. ***DMS Deficiency Update*** – Council had received a quote from DMS in the amount of \$1,290.00 + HST and requested the Property Manager obtain a second quote for repairs to the re-circulating pumps and timers. The second quote from Duke Refrigeration & HVAC in the amount of \$820.00 + HST was approved by council.

6. **Sanitary & Storm Sewer Clean Out** – Council reviewed quotes from DMS in the amount of \$4,380 + HST and from Keith Plumbing & Heating in the amount of \$6,300.00 + HST to clean the horizontal drain lines in the parkade. Council approved the DMS quote and instructed the Property Manager to give them the go ahead.

### CORRESPONDENCE

1. Council reviewed an email from an owner proposing that some bylaw changes be put forward at the next Annual General Meeting.
2. Council reviewed an email from an owner disputing a charge for damages incurred in the amenities room. As the damage was caused by the owner's guest Council denied the request.

### NEW BUSINESS:

1. **Phase 2 Water Damage Insurance Claim** – Council reviewed an invoice for the cost of repairing water damage to two suites [8-216 & 8-114]. The damage occurred when the owner's cat turned on the water facet causing the sink to overflow. The Property Manager was instructed to ensure that the owner of the suite where the water originated is charged for the cost to repair the damage.
2. **Parkade Ramp Repair & Paint** – Council reviewed quotes for the cost of some repairs to the west wall on the parkade entrance ramp. Council eventually decided to postpone this work as it was cosmetic in nature. This item will be revisited in the new fiscal year.
3. **Window & Gutter Cleaning** – Council reviewed quotes for the cost of window and gutter cleaning and approved the quote from Always Clean Maintenance for a total cost of \$4,100 plus taxes. The Property Manager was instructed to advise Always Clean to proceed with the work.
4. **Exterior Gate Repair** – Council reviewed quotes for the cost of replacing a section of an exterior gate with a new aluminium picket weave. Council eventually decided to postpone this work as the gate was still functioning. This item will be revisited in the new fiscal year.
5. **Relief Caretaker Wage** – Council discussed the issue of the Relief Caretaker wages and eventually decided to postpone a decision until the budget review meeting next month.

### FINANCIAL REPORT

Council reviewed the April 2012 financial reports

There being no further business to discuss, the Meeting adjourned at 9:20 p.m.

Next Council Meeting: To be announced.

***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.***