

**ASCADA
STRATA PLAN BCS 2783
Council Meeting Minutes
Friday, October 26, 2012**

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

Phone: 604-230-3978

Email: Escada@shawbiz.ca

RELIEF CARETAKER

Cheng-Yuan Feng

STRATA MANAGER

Alfred Marchi

Phone: 604-576-3868

Email:

alfmarchi@paragonrealty.ca

Paragon Realty Corporation

#101 – 5550 – 152 Street

Surrey, BC V3S 5J9

Email: admin@paragonrealty.ca

Phone: 604-576-3868

Fax: 604-576-3813

PRESENT

Mike Ber, Sharon Dyck, Donghee (Tony) Kang, Emily Pan
David Wang and James Zhang
Alfred Marchi and Gillian Chiang, Paragon Realty Corporation

The Meeting was called to order at 6:10 p.m.

ADOPTION OF SEPTEMBER 13, 2012 MINUTES

A Motion was **Moved** by D. Kang and **Seconded** by S. Dyck to adopt the September Minutes as presented. **Motion Carried**

CARETAKER'S REPORT

Caretaker Carlos Baca presented Council with a report on the various activities and building issues which had occurred since the last Council Meeting

BUSINESS ARISING FROM PREVIOUS MINUTES

1. ***Trespassing & Damage Update*** – Council noted, for the record, that the Property Manager has been in contact with person responsible for the damage and he has agreed to pay the balance of the repair costs.
2. ***DMS Sanitary & Storm Cleanout Update*** – The Property Manager advised Council the drain cleaning has been scheduled for the 5th to the 9th of November. Residents will be advised as to which days they will have to keep their parking stalls cleared of their vehicles.
3. ***Courtyard Lighting Repairs*** – Council noted that the replacement lamps have been received and that arrangements will be made for their installation.
4. ***Exterior Gates Update*** – Council requested that the Property Manager follow up with Reliable Security in order to schedule the installation of the fob system to the exterior gates.
5. ***Monitor Replacement Update*** – Council instructed the Property Manager obtain quotes for the replacement of the security system monitor.
6. ***Firebrick Replacement Update*** – Due to conflicting reports from Duke Refrigeration and DMS Mechanical, the Property Manager has emailed the manufacturer to

determine whether the replacement is needed and is awaiting their reply.

CORRESPONDENCE

- Council reviewed a report from Nikls One Call regarding an after hours emergency report of water leaking from the ceiling of a first floor unit. DMS Mechanical was called out and the cause of the leak was determined to be due to a dishwasher overflow from the unit above. Incredible Restorations dealt with the emergency drying of the unit and the costs will be the responsibility of the second floor unit owner.
- Council reviewed an email from the strata president requesting compensation for council members who were required to be on fire watch from October 4th to the 8th when the fire panel was not functioning and was sent out for repairs. For the record, the fire panel has now been repaired.
- Council reviewed several emails from owners relating to noise complaints from neighbouring units.
- Council reviewed an October 26th email from Onni regarding the building's 5-year envelope warranty. Onni was offering to pay for the cost of having BC Building Sciences complete a 5 year review of the building envelope prior to the expiry of the 5-year warranty. The review would cover both apartment buildings as well as the townhouses. Council instructed the Property Manager to accept Onni's offer and to thank Onni on behalf of the strata corporation.

NEW BUSINESS:

1. **Onni Bicycle Storage** – The Property Manager advised Council that he had met with Onni Representative Paul Lee to discuss the issue of a bicycle storage room. Onni proposed that they would relinquish the locker storage room in the southwest corner of the Phase 1 building so that it could be used for bicycle storage. Council instructed the Property Manager to ask for some additional concessions.
2. **Pest Control** – Council reviewed a quote from Abel Pest Control in the amount of \$3,000.00 plus HST to install wire meshing and gutter spikes to deter pigeons from nesting on the roof along the 153rd Street side of the building. The cost includes rental of a lift for the installation.
3. **Insurance Renewal** – Council reviewed the insurance renewal cover note from T. S. McKenzie for the October 1, 2012 to October 1, 2013 term. Council is concerned about the escalating costs of insurance. The Property Manager suggested that the insurance broker from T. S. McKenzie be invited to the next meeting to explain to Council the cause of the sudden escalation in premiums.
4. **Elevator Issue** – Council reviewed a letter from Schindler Elevators, the company that installed and serviced the elevators up until the middle of this year. The company was advising that the elevators required an upgrade to the controllers. However, it was not apparent whether this upgrade was simply a software upgrade or if it entailed changing some of the hardware components. The Property Manager was instructed to follow up with Schindler on this issue.

5. **Carpet Cleaning** – Council requested that the Property Manager obtain quotes for the cost of cleaning of the common area hallways.
6. **Welcome Package** – Council discussed the creation of a welcome package to be put together for new owners. The Property Manager was instructed to prepare a draft welcome package for their review.

FINANCIAL REPORT

Council reviewed the September 2012 financial reports

There being no further business to discuss, the Meeting adjourned at 8:10 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.