

**ESCADA
STRATA PLAN BCS 2783
Council Meeting Minutes
Thursday, September 13, 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

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PRESENT

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

APPOINTMENT OF THE EXECUTIVE

Council appointed the following members to fill the 2012/13
Executive positions:

President – Mike Ber

Vice President – Sharon Dyck

Treasurer – Donghee (Tony) Kang

Furthermore, Council appointed the following Council Members
as authorized signatories on the strata's bank account:

Mike Ber, Donghee (Tony) Kang, Dong Qi Liao and James
Zhang

ADOPTION OF MAY 29, 2012 MINUTES

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

BUSINESS ARISING FROM PREVIOUS MINUTES

1. ***Sewer Line Repair Update*** – Council noted, for the record, that the sewer line repairs were completed in June. The only outstanding issue now is the repairs to the landscaping. The Property Manager advised Council that Onni will be paying for the cost of this restorative work.
2. ***Leakage in Parkade Update*** – The Property Manager noted that Onni has completed all of the parkade leakage repairs.
3. ***Trespassing & Damage Phase 1*** – Council noted that the balance of the repair bill has not yet been paid by the person responsible for the vandalism. Council instructed the Property Manager to follow up with the perpetrator.
4. ***Annual Fire Alarm Test Update*** – The Property Manager noted that the Annual Fire Alarm testing has been completed.

5. **Sanitary & Storm Clean Out Update** – Council instructed the Property Manager to schedule the drain cleaning and to notify the owners once the dates have been set.
6. **Window & Gutter Cleaning Update** – The Property Manager noted, for the record, that the window and gutter cleaning has been completed.

CORRESPONDENCE

Council reviewed an email regarding illegal activity in a Phase I unit. Council instructed the Property Manager to levy a fine against the unit every two weeks until the activity is stopped.

NEW BUSINESS:

1. **Courtyard Lamps** – Council approved replacement of some broken lamps in the courtyard. Council instructed the Property Manager to have the caretaker order the lamps.
2. **Exterior Gates** – Council reviewed quotes for the cost to install a proximity card opening system to four of the exterior gates in order to improve security in the courtyard area of the complex. Council approved the quote from Reliable Security and instructed the Property Manager to coordinate the installation with Reliable.
3. **Landscaping** – Council reviewed a proposal from the strata's landscape maintenance firm recommending that the level of service needs to be increased in order to properly maintain the landscaping. After some discussion of the issue, Council accepted the landscaper's recommendations. However, Council noted that the increase in the monthly landscape maintenance will take place in the next year starting in July and will continue until September.
4. **Monitor Replacement** – Council approved the purchase of a replacement monitor for the security system.
5. **Firebrick Replacement** – Council reviewed Duke Refrigeration & HVAC's quote for the cost of replacing boiler firebricks in one of the buildings boilers. Council instructed the Property Manager to obtain a second quote from DMS Mechanical.
6. **Storage Lockers for Sale** – Onni has informed the strata that there are storage lockers available for sale in the building. Council wishes to advise owners who may be interested in purchasing storage locker to contact Onni directly at 604-602-7711.
7. **Bike Rack** – Council discussed installing a bike rack and eventually decided that a location for the racks needs to be determined before proceeding with the purchase. Council will explore the feasibility of several suggested locations and discuss the matter at the next council meeting.

FINANCIAL REPORT

Council reviewed the August 2012 financial reports

There being no further business to discuss, the Meeting adjourned at 8:30 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.