

ESCADA
STRATA PLAN BCS 2783
Council Meeting Minutes
Thursday, January 19, 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
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, John Wang, Donghee (Tony) Kang, Fei Kung, Emily Pan and Dong Qi Liao

Resident Caretaker: Carlos Baca

Guests: Katerina Vas 88-204, Liuda Lipova & Mohammad Popal #88-205

Alfred Marchi and Gillian Chiang, Paragon Realty Corporation

ADOPTION OF NOVEMBER 23, 2011 MINUTES

A Motion was **Moved** by M. Ber and **Seconded** by T. Kang to adopt the November Minutes as presented. **Motion Carried**

CARETAKER'S REPORT

1. ***Maintenance Issues*** – No major issues to report.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. ***Sewer Line Repair Update*** – The Property Manager reported that repairs to the affected unit have been completed.
2. ***Security Upgrades to Access Doors*** – The Property Manager reported that the contractor carrying out security upgrades to the building's access doors has completed the majority of the upgrades with the exception of two doors which require the installation of new fob readers.
3. ***Elevator Maintenance Contract*** – Council reviewed three proposals for the elevator maintenance contract and eventually decided to award the contract to Metro Elevator for a three year term.
4. ***Phase 2 Hallway Venting System Thermostat Control*** – Council reviewed and approved a quote from Duke Refrigeration for the installation of a new temperature controller for the hallway ventilation system in the Phase 2 building. The quoted cost of the installation is \$895.00 plus HST.
5. ***Damaged Garage Gate*** – The owner who had damaged the garage door appealed the charge for the cost of the

repairs. Council discussed the issue and agreed to provide their decision after they had an opportunity to review the security tape of the incident.

6. **Short Term Rental Units** – The Property Manager presented Council with the Strata lawyer's opinion on the issue of short term rentals. President Ber asked that he be allowed some time to review the lawyer's letter and report back to Council.

CORRESPONDENCE

1. **Phase 2 Unit Correspondence** – Council reviewed a letter from an owner suggesting that the Strata provide a welcome package for new owners. Council requested that the Property Manager draft such a package for Council's review.
2. **Faulty Bathroom Fan** – Council reviewed an email from an owner regarding a faulty bathroom fan. Council instructed the Property Manager to advise the owner that repairs/replacement of bathroom fans are the responsibility of the owner of the suite.
3. **Phase 2 Gutter Cleaning** – An owner was advising Council of clogged gutters at the southeast and northeast corners of their suite. Council discussed the issue and decided that the annual cleaning of the building gutters was sufficient.
4. **Dog Waste Complaints** – The Property Manager advised Council that the issue of owners whose pets have been leaving 'land mines' behind on the common area grassed areas of the complex has been addressed. First time offenders have been issued warning letters and repeat offenders have been fined.

NEW BUSINESS:

1. **New Card Reader for Exit Door** – Council reviewed a quote for the installation of an access card reader on an exit door as part of the program of upgrading the security on all common area doors. Council eventually decided to postpone the expenditure due to budgetary constraints. This item will however be reviewed again in three months' time.
2. **Junk Removal** – Council noted the growing pile of discarded items in the corner of the Phase 1 parking garage. Council instructed the Property Manager to obtain a quote for its removal.

FINANCIAL REPORT

Council reviewed the November and December 2011 financial reports

There being no further business to discuss, the Meeting adjourned at 9:00 p.m.

Next Council Meeting: Thursday, February 23, 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.