

**ESCADA
STRATA PLAN BCS 2783
Council Meeting Minutes
Thursday, September 15, 2011**

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

Dong Qi Liao

Emily Pan

CARETAKERS

Carlos Baca

Phone: 604-230-3978

STRATA MANAGER

Alfred Marchi

Phone: 604-576-3868

Email:

alfmarchi@paragonrealty.ca

Paragon Realty Corporation

#101 – 5550 – 152 Street

Surrey, BC V3S 5J9

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Phone: 604-576-3868

Fax: 604-576-3813

PRESENT

Mike Ber, Donghee (Tony) Kang, Fei Kung, Emily Pan
and James Zhang

Resident Caretaker: Carlos Baca

Alfred Marchi and Gillian Chiang, Paragon Realty Corporation

APPOINTMENT OF THE EXECUTIVE

Council appointed the following members to fill the 2011/12
Executive positions:

President – Mike Ber

Vice President – John Wang

Secretary – James Zhang

Treasurer – Donghee (Tony) Kang

ADOPTION OF AUGUST 2, 2011 MINUTES

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

CARETAKER'S REPORT

- 1. Recent Break-in** – On August 29th a burglar broke into the underground parkade, burgled three vehicles, three storage lockers and the surveillance camera and monitor in the Phase II Lobby. Some of his activities were captured on the building's surveillance system. The tapes have been turned over to the RCMP and they are currently investigating the crime. In the meantime the doors that were used to gain access have been made more secure. Also, as a result of this break-in all of the building's exterior perimeter doors were checked and six of them will be upgraded to the same security standards as the doors that were recently compromised.
- 2. Developer Deficiencies** - Onni has now completed all but a few very minor repairs. They have given their assurance that these few minor repairs will be completed shortly.
- 3. Maintenance Issues** – Carlos recommended that the hallway carpets should be cleaned twice yearly - as a minimum – and possibly three times per year. Also the fourth floor wall in front of the Phase I elevator requires patching and painting.

4. **Tools** – Carlos requested permission for the purchase of an electric drill and bits. Council discussed the fact that the building has next to no tools for the Caretaker and approved the purchase of tools up to a maximum expenditure of \$300.00.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Leaking and Seepage in the Underground Parking** – The Property Manager reported that Onni has now repaired all of the parkade leaks.
2. **Entrance Repaint Update** – The Property Manager reported that this project has now been completed.
3. **Sewer Backup** - The Property Manager reported that the damage to the two suites affected by a recent sewer line blockage was reported to the Strata's insurance company. The Insurer has appointed Canstar Restorations to complete the restoration work in the two suites. The Property Manager further reported that the blockage was caused by a faulty sewer line connection. Unfortunately the cost to repair the connection is not covered by either the Strata's Insurer or the New Home Warranty package. The one quote obtained for the cost of the repairs is \$10,000.00. Additional quotes will be obtained from other contractors prior to proceeding with the repairs. Council discussed the issue of paying for such a large repair. It was eventually decided that since this repair would qualify for a Contingency Reserve Fund expenditure, Council approved the allocation of the cost of the repairs to the CRF. Council also decided that this issue would be raised at next year's AGM and depending on the state of the Strata's year-end financial position; the expense may possibly be reallocated to the Operating Fund Surplus account. However, this decision would rest entirely on the outcome of the owners' vote on the issue.
4. **Improperly Parked Vehicle** – Council discussed the issue of a vehicle which has been parked in another owner's parking stall. Caretaker Baca has been unsuccessful in locating the owner of the vehicle. A notice was placed on the vehicle's windshield a week ago and the notice is still on the windshield. The owner of the parking stall is now threatening to park in another owner's parking stall – which would then create another problem. After a lengthy discussion of the issue Council decided that their only recourse is to have the offending vehicle towed. The Property Manager was therefore instructed to arrange to have the vehicle towed. **Council would like to remind all residents that they are responsible to ensure that their vehicles are parked in their allocated parking stalls. Failure to do so may result in the vehicle being towed at the owner's expense.**

CORRESPONDENCE

Council reviewed two pieces of correspondence: 1) an oversized dog in a suite; 2) an incident of items being thrown over a fourth floor balcony. The Property Manager was instructed to send a letter to the owner of the suite with the oversized dog advising of the bylaw infraction and requesting an immediate compliance with the bylaws. With regards to the second letter, Caretaker Baca has already dealt with the incident.

NEW BUSINESS

1. **Bicycle Storage** – Council discussed the issue of bicycle storage which was raised by an owner at the Annual General Meeting. Several ideas were discussed and Council eventually decided to instruct the Property Manager to investigate the feasibility of enclosing an area comprised of 6 "Visitor" parking stalls and installing bike racks in the enclosed area.

Residents wishing to store their bikes in this enclosed secure area could then purchase a key from Council. The key system would not only add security but would also ensure that only residents with bikes in this area would have access.

- 2. *Electronic Distribution of Council Meeting Minutes*** – Council also discussed another issue arising from this year’s AGM – the distribution of the Minutes via email. After a discussion of various options Council accepted Member Zhang’s offer of setting up a group email for those owners wishing to receive the Minutes via email. Council Member Zhang therefore requests that owners interested in this service need to provide information to him at

escada.our.home@gmail.com.

The information required is as follows:

- a. Suite Number (Phase 1 - #22 - xxx, Phase 2 - #88 – xxx, Townhouse – TH – xx)
- b. Owners name as it appears on title
- c. Phone number
- d. Email address if different from the address used to send request.

FINANCAIL REPORT

Council reviewed the August 2011 financial report

There being no further business to discuss, the Meeting adjourned at 8:45 p.m.

Next Council Meeting: Thursday, October 20, 2011

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.