

**ESCADA
STRATA PLAN BCS 2783
Council Meeting Minutes
Wednesday, November 23, 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

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
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Paragon Realty Corporation
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Surrey, BC V3S 5J9
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PRESENT

Mike Ber, Donghee (Tony) Kang, Emily Pan and James Zhang
Resident Caretaker: Carlos Baca
Alfred Marchi and Gillian Chiang, Paragon Realty Corporation

ADOPTION OF OCTOBER 20, 2011 MINUTES

A Motion was **Moved** by J. Zhang and **Seconded** by M. Ber to adopt the October 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** – Council reviewed quotes for the cost of repairing the sewer line. The Property Manager was instructed to proceed with the quote from M. Ciezkowski at a cost of \$2,000.00
2. **Security Upgrades to Access Doors** – Council President reported that the company he had hoped to obtain a quote from for the various security hardware upgrades was only able to quote on two items. After a discussion on the issue Council decided to approve the quote provided by Nikls One Call Property Services for a total cost of \$7,700.00 plus HST. The Property Manager was instructed to advise Nikls of their decision.
3. **Escada Name** – The Property Manager informed Council that the 'Escada' lettering has now been removed from the front of the buildings and that a letter had been sent to the Toronto law firm of Osler, Hoskins & Harcourt LLP who are representing ESCADA Luxembourg S. a r. l. advising them of the Strata's action.
4. **Elevator Maintenance Contract** – The Property Manager advised Council that a letter has been sent to Schindler Elevator Corporation advising them that the Strata will not be renewing the contract when it expires on February 11, 2012. The Property Manager also advised Council quotes are being obtained from other elevator maintenance companies.

CORRESPONDENCE

1. Council reviewed several emails regarding water leaking from the fan in the master bedroom's ensuite of a townhouse. The Property Manager informed Council that the matter was investigated and the source of the problem was due to poor ventilation in the unit. The problem is compounding by the residents maintaining a low temperature and not using their bathroom fan when taking baths and/or showers. Consequently there is a high build-up of moisture in the air and it condenses on the fan's cold exhaust duct in the ceiling thereby causing water to drip from the fan.
2. Council reviewed an email and letter from a Phase I owner who had called in a plumber to fix a slow flushing toilet and was now asking Council for reimbursement of the cost. Council noted that neither Paragon nor the Resident Caretaker had been alerted to this problem. After discussing the situation Council decided not to reimburse the owner for this cost. Council reasoned that owners must call either the Strata's property management company or the Resident Caretaker for problems such as this. Owners cannot arbitrarily take it upon themselves to call out trades to fix problems that may be the Strata's responsibility to repair and then expect reimbursement.
3. Council reviewed an email from an owner who was disputing the assessment of the cost of repairing the garage door gate. The owner's assertion was that the closing mechanism was faulty and the garage had closed on her vehicle as she was driving thorough. Council instructed the Property Manager to review the security tapes and to also obtain a report from Precision Door and Gate – the company that services and maintains the building's garage doors.

NEW BUSINESS

1. **Garage Door Maintenance** – Council reviewed a quote for the replacement of one of the building's garage doors as well as the replacement of a spring on the opening mechanism. After discussing the issue, Council approved the quote for the spring replacement however decided to postpone the replacement of the door at this time.

FINANCAIL REPORT

Council reviewed the October 2011 financial report

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

Next Council Meeting: Thursday, January 12, 2012

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.