

ASCADA
STRATA PLAN BCS 2783
Council Meeting Minutes
Friday, December 7, 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

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

The Meeting was called to order at 7:10 p.m.

ADOPTION OF OCTOBER 26, 2012 MINUTES

A Motion was **Moved** by D. Kang and **Seconded** by S. Dyck to adopt the October 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. ***DMS Sanitary & Storm Cleanout Update*** – Council noted that the drain cleaning had proceeded as scheduled.
2. ***Courtyard Lighting Repairs*** – Council reviewed a quote for the cost of installing the replacement courtyard lamps and decided to postpone the installation until spring.
3. ***Exterior Gates Update*** – Council noted that the installation of the fob system to the exterior gates has been completed.
4. ***Firebrick Replacement Update*** – The Property Manager advised Council that, at the time of this meeting boiler manufacturer had not replied to his email enquiry.
5. ***Carpet Cleaning*** – The carpet cleaning has been scheduled for the December 6th and 7th.

CORRESPONDENCE

1. Council reviewed a letter from an absentee owner enquiring as to why the access fob allocated to the suite had been deactivated. The Property Manager was instructed to respond to the owner's enquiry

NEW BUSINESS:

1. ***Caretaker Compensation Package*** – Council discussed at length the Caretaker's request for a review of his compensation package. Council instructed the Property Manager to advise the caretaker of their decision on this issue.

FINANCIAL REPORT

Council reviewed the October 2012 financial reports

There being no further business to discuss, the Meeting adjourned at 9:10 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.