

MINUTES OF COUNCIL MEETING
STRATA CORPORATION LMS 428
"THE PARKHILL"

HELD: Monday, July 4, 2011 at 7:00 PM in the Viceroy Room

PRESENT: George Sand President
Phyllis Gerlach Vice President
Nathan Trenholm Treasurer
Annette Mew Secretary

REGRETS Dorothy Canham
Gerry Paxon
Robin Cnudde

CALL TO ORDER

Council President, George Sand called the meeting to order at 7:00 PM.

NEW BUSINESS

1. Remediation and Restoration: Council discussed the recent damage to one suite which was extensively damaged from several floods from April 14 to June 5, 2011. Council has been in contact with Medallion, a mold assessment company. They have been attempting to gain entry to that suite to test for molds. Since Brighter Mechanical will be unable to begin the re-piping process until November or December, 2011, it was decided to cover the open ceiling in that suite in hopes to alleviate some of the stress the owner is faced with living there. The work will begin as soon as a convenient time can be arranged between the owner and the restoration company. Council is awaiting the inspection report from Medallion before taking any further action
2. Mold Assessment: one other suite will be tested for molds at the same time.
3. Documentation: Council is in the process of obtaining documentation as to the sequence of events during the last leak in that suite. Council has contacted Bayside, the plumber(s) and the restoration company, Service Master. This documentation is necessary because legal action has been suggested by this owner.
4. Treasurer's Report:
Due to maintenance, plumbing and possible legal issues, there will likely be a need to increase our strata maintenance fees for the 2012-2013 year in order to help replenish the CRF. Where permissible by strata law, those who volunteer their time to help keep cost low therefore offsetting expenses be entitled to some form of rebate at the end of the year. Hopefully this would encourage more volunteering by the residents. There was a suggestion to create a new fund (and budget for) Internal renovations as well.

5. Updating of Codes for parking remotes at AGM: was very successful. All but three suites have been updated. Any remotes not updated by the end of July 2011 will be deactivated. Council wishes to thank everyone for their co-operation
6. Remote Keyless Entry: Electronic keyless entry was discussed. Since the parking fobs have the ability for more programs, these could be used as an electronic key in the future. This will eliminate the need to re-key the building should someone lose a building entry key. More investigation into this matter will be required.

Council wishes to remind all owners to be vigilant and to report all suspicious activities and water (leaks) promptly to Bayside (604-432-7774) in order to prevent a small problem from becoming overwhelming and costly to everyone. Bayside is on call 24 hours and paid for by your maintenance fee, council members are not.

TERMINATION

There being no further business to discuss, the meeting was terminated at 8:28 PM on motion from Nathan Trenholm.

The next meeting is scheduled for Wednesday, September 21st, 2011 at 7:00 PM in the Viceroy Room or at the call of the President.

FOR EMERGENCIES

Please Call 604-432-7774 for all after hours, holiday and weekend emergencies or if you are calling regarding anything that cannot wait until the next business day. DO NOT call the Property Manager's direct line or send an email.

****Recent revisions to the Real Estate Regulations require a vendor to provide purchasers with copies of Minutes. Please retain these Minutes provided to you, at no cost, as replacement Minutes will be subject to payment of a fee.**