

*Held in the Meeting Room
at 1128 Sunset Drive, Kelowna*

**STRATA COUNCIL
2013 / 2014**

PRESIDENT
Brian Pedersen

VICE-PRESIDENT
Hazel Christy

SECRETARY/TREASURER
Alex McClelland

AT LARGE
*Cindy Weiss
Brenda Dwyer
Ron Moser
Marc Whittemore*

STRATA MANAGER:
Susie Czinger

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BAYWEST MANAGEMENT
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STRATA WEBSITE
www.kas2849.mybaywest

PRESENT:

Brian Pedersen
Hazel Christy
Alex McClelland
Cindy Weiss
Brenda Dwyer
Ron Moser

REGRETS:

Marc Whittemore

Susie Czinger, Baywest Management Corporation
Dan Bregolis, Building Manager

(1) CALL TO ORDER

The meeting was called to order at 4:00 p.m. and a quorum was established.

(2) ADOPTION OF THE AGENDA

As there were no additions made to the agenda, it was then moved and seconded to adopt the agenda as presented.

CARRIED

(3) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the Minutes of the Council Meeting of May 7, 2014 as distributed. **CARRIED**

(4) BUILDING MANAGER'S REPORT

4.1 AMONG OTHER THINGS THE BUILDING MANAGER REPORTED:

- No issues with the monthly fire test and drills will continue periodically.
- **ANNUAL FIRE INSPECTION WILL BE TUESDAY, OCTOBER 21, 2014 FOR ANNUAL FIRE SPEAKER/SMOKE DETECTOR TEST. ACCESS IS REQUIRED TO ALL UNITS. IF YOU ARE UNABLE TO BE PRESENT PLEASE CONTACT BUILDING MANAGER AND ENSURE HE HAS ACCESS TO YOUR UNIT. FAILURE TO DO SO MAY RESULT IN ADDITIONAL COST LEVIED FOR RE-TESTING.**
- New recirculation pump was installed Monday, August 25, 2014. No improvement was noticed by residents on some of the floors 8 – 15 which have been experiencing issues with getting hot water. Engineer will be on site Thursday or Friday at 5:30am to conduct pressure/temperature testing simultaneously with upper mechanical room fans

and pump. Engineer is engaged until problem is resolved.

- Water for floors 1 through 7 will need to be shut down on Wednesday, September 10th from 1pm – 3pm in order to replace a 2" copper elbow on the main floor hot water tanks.
- The igniter in one of the hot water tanks in the roof mechanical was detected and repaired August 30, 2014. Unfortunately this had affected the water temperatures on August 29th.

- Fall window cleaning has been scheduled to begin on September 29th and completed October 10th. Installation of bird deterrent netting will occur at the same time on the 16th floor. There will also be 4 windows replaced during this time.

4.2 BYLAW AND RULE CONTRAVENTION REPORT

- On August 13, 2014 at 11:30pm security was contacted to attend a unit for balcony noise. The guard was unable to get the attention of the offending unit by knocking on the door and calling up from the exterior of the building. These were short term guests that received a warning notice. Guards will be directed to try and reach residents by way of entry-phone in future.
- On August 24, 2014 at 12:10am security was called to attend a unit for noise. These were short term guests that received a warning notice.

RESIDENTS ARE REMINDED THAT WHEN CONTACTING SECURITY YOUR NAME AND UNIT NUMBER MUST BE PROVIDED OR THE COMPLAINT MAY NOT BE RESPONDED TO.

SHOULD SECURITY BE CALLED AND NOISE IS FOUND THE COMPLAINANT RISKS BEING CHARGED THE CALL OUT FEE.

IT IS IMPORTANT TO MAKE YOURSELF AVAILABLE FOR SECURITY TO CORROBORATE THE NOISE COMPLAINT.

(5) CORRESPONDENCE

Correspondence was received from an Owner regarding cigarette butts being tossed from balconies and landing on their deck. This is a fineable offence and warning notices were issued to various units. Should residents witness items being tossed from a balcony and can verify the unit they are asked to contact the building manager right away.

Correspondence was received from an Owner with some suggestions for upgrading the driveway and entrance to the building. The Strata Council will be reviewing options to be presented to the Owners in the near future.

Correspondence was received from an Owner regarding the hot water issue. The Strata Council has engaged an engineer who is actively working on rectifying the issue. Council would like to thank owners for their patience as they try to resolve.

Correspondence was received from an Owner that had previously submitted correspondence pertaining to storage lockers for the June 4, 2014 Council Meeting. Questions were answered in those minutes and Council is advising that only registered Owners on title are using the storage lockers and rental fees are based on what the Council at the time these became available appointed as charges. This owner is suggested rental rates based on commercial storage facilities from \$111.30 to \$252.00. As these are residential lockers rented only to owners registered on title the Council will not increase rental amounts and hereby advises the matter closed.

IMPORTANT NOTICE – FIRE LANE NO PARKING – VEHICLES WILL BE TOWED

PARKING IN THE FIRE LANE IS NOT ALLOWED. MARIO'S WILL BE PATROLLING THE LANEWAY AND VEHICLES WILL BE TOWED AT OWNER'S EXPENSE. SIGNAGE IS POSTED IN THE LANEWAY AND THERE WILL BE NO EXCEPTIONS.

It is difficult for Council to address concerns without the appropriate unit number, date and time. **All correspondence must be submitted to Baywest via email sczinger@baywest.ca and not directly to the building manager or individual on the Strata Council in order for all of Council to review and have as a matter of record.**

Owners are reminded that an application for unit modifications must be submitted for Council approval prior to any work commencing. Please obtain modification form from the Strata Manager sczinger@baywest.ca.

(6) FINANCIAL REPORT

6.1 FINANCIAL STATEMENTS

After a review of the statements for May 2014, Year End June 2014, July 2014 and report from the President and Treasurer, it was moved and seconded to approve the financial statements for May 31, 2014, June 30, 2014(YE) and July 31, 2014. The motion was **CARRIED**

6.2 RESERVE & GEOTHERMAL LOAN TRACKER (July)

Contingency Reserve Funds Including GIC: \$779,904.64

Geothermal Reserve Funds & Loan

Geothermal Reserve (in the bank) \$ 83,734.92

Geothermal Loan Outstanding \$2,271,248.59

Current portion of Loan Payable \$68,048.68

Equity in Geothermal \$455,815.32

6.3 ACCOUNTS RECEIVABLE REPORT

The Strata Manager reviewed the accounts receivable and advised that as of August 31, 2014 there was \$5,778.21 outstanding. Due to new legislation the strata council will be aggressive with collections being sent legal and Owners risk forced sales on units. Unit Owners in 60 days arrears are in jeopardy of having their account sent to legal for collection.

Reminder notices and letters to Owners are additional costs to the Strata Corporation. Overdue accounts are subject to 10% late penalties as per the Strata Bylaws. The Strata Manager has been directed to send files to the Strata Lawyer when they are 60 days in arrears. In the event that Baywest is directed to write a demand letter there will be a \$50.00 plus taxes charge applied to the Strata Lot.

Owners who would like to review their account and set up pre-authorized payment are requested to contact Susie Czinger at Baywest 250-448-0044 or via email sczinger@baywest.ca

(7) BUSINESS ARISING FROM PREVIOUS MINUTES

REMINDER

Should the heat pump or thermostat inside your unit require service Owners will now need to call Kimco service department directly at (250)491-2282. You will be required to provide a credit card hold in advance of the service technician being scheduled.

7.1 WINDOW CLEANING

No schedule to commence on September 29, 2014 and completion expect by October 10, 2014.

7.2 AGM ITEMS

These items are deferred until quotes received and reviewed by Council and a determination of when to present to the Owners for consideration.

- Resurfacing of Driveway/3rd level
- New Front Lobby Doors
- Pergola at Pool
- Creation of Resident Lounge

(8) NEW BUSINESS

8.1 INSURANCE CLAIM FILE – WATER ESCAPE

At approximately 3:00am on August 27, 2014 building manager was called regarding water escape into multiple units originating from the 8th floor. Stutters restoration was called and subsequently 15 units in total were affected. The water was caused due to an incorrect installation of PEX supply line for dishwasher. Nylon furl was not compressed at shut off valve under sink which consequently became disconnected and caused the flood.

IT IS IMPORTANT THAT OWNERS ENSURE ALL HOSES TO APPLIANCES ARE SECURED. WHEN CHANGING HOSES ON DISH WASHERS IT IS RECOMMENDED TO USE BRAIDED DISHWASHER LINES AND HAVE INSTALLATIONS COMPLETED BY A CERTIFIED PROFESSIONAL.

(9) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:40 p.m.

(10) NEXT MEETING DATE

The next council meeting will be held on Wednesday, October 8, 2014 at 4:00pm in the meeting room.

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years.

**NEXT ANNUAL GENERAL MEETING
HAS BEEN TENTATIVELY SCHEDULED FOR
JULY 22, 2015**