

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

**STRATA COUNCIL
2014 / 2015**

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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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

After two additions were made to the agenda, it was then moved and seconded to adopt the agenda as amended. **CARRIED**

(4) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the Minutes of the Council Meeting of October 8, 2014 as distributed. **CARRIED**

(5) BUILDING MANAGER'S REPORT

5.1 AMONG OTHER THINGS THE BUILDING MANAGER REPORTED:

- No issues with the monthly fire test and drills will continue periodically.
- From October 12-15 the building experienced problems with one of the hot water tanks (an original tank) which was failing to start. CanUk Plumbing cleaned the flame sensor. They have ordered a new flame sensor as well. October 31-November 1 there were complaints from units on the 13th and 14th floor regarding low cold water pressure. The pressure reducing valve was adjusted on the 15th floor. The tank has been ordered and estimated time of arrival is January 2015.
- The engineer believes that some of the hot water issues the building is experiences are due to a cross connection. Currently he has been unable to locate the source. He will need to shut off the main water for the upper floors to try and locate and notices will be provided to the residents when this is to proceed. We are still receiving complaints of fluctuations with the cold water pressure. The water

may also have to be shut off to inspect/replace the pressure reducing valve.

- A unit on the 8th floor and 14th floor has complained of the cold water being warm.
- There was a leak in the shut off valve for the loft heat pump in unit 2001. This has caused minor roof/wall damage to the 20th floor corridor. Kimco will repair as soon as possible and

building loop will have to be shut off and drained down to facilitate repair. This may cause heat pumps in other units to trip out and require a reset. If you have any questions please contact the building manager.

- The annual fire testing by Troy was completed and 12 units have smoke detectors that require replacing and these will be done as soon as possible.
- On October 25th water was leaking from the ceiling of the 2nd level storage lockers. It was determined that the laundry line for the "04" units was plugged. Knight Plumbing augured the main drain line to rectify the issue.
- Outdoor Pool area and irrigation have been winterized.
- Boardroom is not being kept clean by users and fitness equipment has been removed and left in boardroom. Signage will be posted for all users that fitness equipment is not to be removed and residents will be warned.
- Roof Anchor testing was postponed again due to weather and has been re-scheduled for November 12, 2014.
- The 1128 Sunset address sign has been relocated adjacent to the real estate board.

DOES YOUR BIKE HAVE A SUNSET TAG?
REMINDER: THAT ALL BIKES MUST BE TAGGED. PLEASE SEE THE BUILDING MANAGER IF YOUR BIKE DOES NOT HAVE A TAG. AN UNTAGGED BIKE RISKS BEING SENT TO CHARITY JANUARY 1, 2015.

5.2 BYLAW AND RULE CONTRAVENTION REPORT

- On October 10, 2014 Security was called to attend a unit at 10:00pm as they were being too loud. Security spoke to the occupants who complied and no further action was taken.
- On November 1, 2014 at 1:50am a male is recorded smoking in the elevator. At 2:00am a female is recorded spitting twice on the elevator door. Both residents were traced to the same unit and the occupants of the unit advised it was their guests. A fine in the amount of \$150.00 will be implemented for each occurrence totaling \$300.00. The Strata Manager was directed to write the letter to the Owner of the unit.

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.

(6) CORRESPONDENCE

Correspondence was received from an Owner requesting strata lot numbers of tenants occupying the building. As this was not the first request of this nature from this Owner the Strata Manager was directed to obtain a legal opinion. In accordance with the legal opinion the Strata Act only allows for names of tenants to be provided and therefore no further information will be provided.

Correspondence was received from an Owner requesting copies of all form k's for August, September and October 2014. In accordance with section 35 of the Strata Property Act these are not documents that can be requested by Owners and is held as a matter of record with the Strata Management company and recorded but not distributed for review due to personal private information.

Correspondence was received from an Owner with concerns of use of the boardroom. These concerns have been addressed and will continue to be monitored and fines implemented as necessary.

Correspondence was received from an Owner with various items of concern and suggestions as follows:

1. Pickle ball lines on tennis court. This will be added to the list for consideration of improvements.
2. Quiet Hours. Kudos to security for doing a good job with warnings and/or fines for noise.
3. Windows; suggestion of doing different sides of the building at different times of year. Council feels the spring and fall clean is sufficient and will continue with schedule as in prior years.
4. Suggestion of blinds or coating on windows for garbage room and mail room. Council will request the frosting for the garbage room windows but for security reasons will not consider covering the windows of the mail room.
5. TV, cable and lounge furniture in the social room. Concern of spending monies on these upgrades. Council cannot spend the monies unless approved by the owners and this would be brought forward as a ¾ vote resolution at a general meeting.
6. Pergola; suggest that as the cost is high to purchase industrial size umbrellas and other people have their own umbrellas for the tables. As umbrellas pose a hazard with winds the Strata Council will stand firm that these be not brought to the outdoor pool area and will present an updated quote for pergola at a general meeting.
7. Geo-thermal system; someone mentioned a meeting would be a good idea in order to know and discuss the issues surrounding it. Council would like to assure Owners there is no issue surrounding the geothermal system. There may be confusion with the hot water issues which is a separate issue altogether and nothing to do with the geothermal system.
8. Insurance; will rates go up after recent flood. It is possible the rates and deductible for water will increase but cannot be determined until renewal documents are received in May or June 2015.
9. Hot water issue. This continues to be investigated by the Engineer as noted in building manager's report above.

**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.

(7) FINANCIAL REPORT

7.1 FINANCIAL STATEMENTS

As financials for October were not prepared in time for the meeting they will be reviewed at the December Council Meeting.

7.2 RESERVE & GEOTHERMAL LOAN TRACKER (September)

Contingency Reserve Funds Including GIC: \$795,835.27

Geothermal Reserve Funds & Loan

Geothermal Reserve (in the bank) \$ 85,989.45

Geothermal Loan Outstanding \$2,271,248.59

Current portion of Loan Payable \$55,936.74

Equity in Geothermal \$467,927.26

7.3 ACCOUNTS RECEIVABLE REPORT

The Strata Manager reviewed the accounts receivable and advised that as of October 7, 2014 there was \$8,660.85. 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

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.

(8) BUSINESS ARISING FROM PREVIOUS MINUTES

8.1 INSURANCE CLAIM FILE – WATER ESCAPE

At the time of the meeting repair estimates had been received by three companies. After review of estimates, the Strata insurer advised they approved repairs based on the lowest bid from Paul Davis Restoration. Council approved Paul Davis Restoration to proceed with repairs and requested repairs to be commenced right away. Paul Davis will contact each unit individually to sign a work authorization which allows entry to their units and billing to the Strata Insurer on their behalf. Council would like to thank all Residents for their patients during this time. The deductible portion of this claim has been collected from the source unit Owner's insurance company.

8.2 FUTURE POTENTIAL PROJECTS

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 – unfortunately this will now be removed from the list. Due to new building codes this doors cannot be upgraded with all glass.
- Pergola at Pool – awaiting updated quote from Ray's on Deck
- Creation of Resident Lounge
- Pickle Ball Lines
- Bicycle Room Upgrades

(9) NEW BUSINESS

9.1 PARKING STALL STORAGE/BIKES

Strata Council discussed the storage in parking stalls as well as bikes stored in between and behind vehicles.

These are Bylaw Contraventions which will be addressed with warning notices issued by the Building Manager. Failure to comply may result in fines being levied.

13. ***Bicycles***

1. *Residents' bicycles must be kept in the secured bicycle storage rooms provided. Bicycles shall not be brought into the residential area of the building or stored on the decks or patios. Each Owner is liable for his or her own property that is in storage.*

Any unclaimed/untagged bikes will be removed and donated to charity after January 1, 2015.

(10) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:47 p.m.

(11) NEXT MEETING DATE

The next council meeting will be held on Wednesday, December 3, 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**