

*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:
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STRATA WEBSITE
www.kas2849.mybaywest

PRESENT:

Brian Pedersen
Alex McClelland
Cindy Weiss
Brenda Dwyer (via teleconference)
Ron Moser
Marc Whittemore

REGRETS:

Hazel Christy

Susie Czinger, Baywest Management Corporation
Dan Bregolis, Building Manager

(1) CALL TO ORDER

The meeting was called to order at 4:02 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**

(3) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the Minutes of the Council Meeting of April 8, 2015 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.
- Monthly generator test was conducted.
- Weekly fire pump tests were performed as required.
- The "07" kitchen drain line was snaked in response to complaint from a unit of kitchen sink backing up.
- The main power breaker was tripped April 24th during routine maintenance to the heat pump responsible for pre-heating domestic hot water. Cause was undetermined and a leak was discovered during the maintenance for compressors of this heat pump. Repairs were authorized to be mad. Belts and pulleys for MUA units were also replaced.
- A bike was reported stolen from the bike rack out front on May 4th. Camera footage showed 2 males approached the bike rack around midnight. One was riding a bike and one was on foot. Footage shows that after lingering around the rack for about 20 minutes the second male road away on a

bike from the rack.

- The outdoor pool deck has had xylene applied to emulsify with the existing sealer to re-seal. The hot tub has been filled. The pool surface weathered well over winter. Pool has been drained and power washed. I have touched up a few spots where the paint has lifted and

hope to paint the entire pool tomorrow if the weather permits. It will then be filled and ready to open for the May long weekend.

- Currently awaiting a quote on stucco repair and contractors are too busy.
- 50 bike racks have been ordered for installation in the parkade.

4.2 BYLAW AND RULE CONTRAVENTION REPORT

- On April 24th and April 26th Security was called to a unit on the 4th floor by someone claiming to be in unit 406. On both occasions there was no noise and occupant was woken by security.
- On April 28th security was dispatched at 11:46pm to attend a unit on the 2nd floor for noise. Security arrived at 11:55pm and the occupant complied and no further issue was report.

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 NO NOISE IS FOUND THE COMPLAINANT RISKS BEING CHARGED THE CALL OUT FEE.

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

RENTAL PROPERTY OWNERS FORM K

MUST BE SUBMITTED FOR YOUR RENTAL PROPERTY

In accordance with the Strata Property Act and Strata Corporation Bylaws a form K must be submitted for every rental in Sunset Waterfront. Those Owners who have not submitted Form K's for their rental properties will have a \$200.00 fine levied against there Strata Lot and the Strata Council will review posting fines every 7 days for non-compliance.

Owners and agents are to fax Form K's to Baywest 250-448-0046 or scan and email Sczinger@baywest.ca.

(5) CORRESPONDENCE

- Correspondence was received from an Owner regarding concerns of cigarette butts being thrown from units above. Notices will be provided to units directly above and the Strata Manager was directed to respond to Owner on behalf of Council.
- Correspondence was received from an Owner requesting to open the pool earlier. Council will review opening with the building manager however, as temperatures still go below freezing prior to the May long weekend Council is concerned there is potential for problems.

IMPORTANT REMINDER - CORRESPONDENCE

Strata Council will not be responding to anonymous correspondence. It is difficult for Council to address concerns without the appropriate unit number, date, time and pertinent information. 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 March 2015 and report from the President and Treasurer, it was moved and seconded to approve the financial statement for the period ending March 31, 2015 as prepared. **CARRIED**

6.2 RESERVE & GEOTHERMAL LOAN TRACKER (March 2015)

Contingency Reserve Funds Including GIC: \$842,808.95

Geothermal Reserve Funds & Loan

Geothermal Reserve (in the bank) \$ 92,741.70

Geothermal Loan Outstanding \$2,271,248.59

Current portion of Loan Payable \$18,909.41

Equity in Geothermal \$504,954.59

6.3 ACCOUNTS RECEIVABLE REPORT

The Strata Manager reviewed the accounts receivable and advised that as of May 6, 2015 there was \$5,168.24. 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

IMPORTANT REMINDER

BYLAW 7 Residential Renters (5) User Fee (a) every owner who uses their strata lot as a rental property at any time during a calendar year shall pay a User Fee of \$300.00 per annum.

THIS HAS BEEN APPLIED TO ALL STRATA LOTS RENTED AS OF JANUARY 8, 2015 AND IS DUE AND PAYABLE TO AVOID FURTHER PENALTIES.

(7) BUSINESS ARISING FROM PREVIOUS MINUTES

7.1 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
- Pergola at Pool – awaiting updated quote from Ray's on Deck
- Creation of Resident Lounge – Council will be reviewing several price options

- Bicycle Room Upgrades – as noted in building manager report above. Council approved racks to be mounted in parkade area.

7.2 PICKLE BALL LINES

An owner will be painting the pickle ball lines as weather permits.

7.3 TELUS FIBRE OPTIC

Once received from TELUS the sign up flyer will be posted on Mybaywest and in the mail room of the building.

7.4 LAGOON PARKING CAMERA

The 2 cameras in lagoon parking have now been installed.

7.5 WINDOW WASHING

Window washing is no in progress.

(8) NEW BUSINESS

8.1 FRAUDULENT NOISE COMPLAINTS

There have been some incidents of fraudulent complaints of varying nature being called into Security. Council is taking these very serious and has launched an investigation. Further discussions will be conducted at the next Council Meeting.

8.2 ANNUAL GENERAL MEETING DATE & LOCATION

Council has confirmed the Annual General Meeting will take place Wednesday, July 22, 2015 in the meeting room of Sunset Waterfront Resort.

8.3 LANDSCAPING – LAVA ROCK

The Strata Council previously voted via email to have 5 yards of lava rock distributed throughout the 3rd level as part of the beautification for total cost of \$2709.77. It was then moved and seconded to ratify the email vote of applying 5 yards of lava rock to 3rd level.

CARRIED

Council will review if more is required and discuss at the next meeting.

8.4 BOATERSLIP REGISTRANTS

A Council member made a motion to adopt a new rule that boaters cannot be in arrears in order to have a boat slip. There was no seconder and the motion was **DEFEATED**.

(9) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:41 p.m.

(10) NEXT MEETING DATE

The next council meeting will be held on Wednesday, June 3, 2015 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 IS JULY 22, 2015