

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

**STRATA COUNCIL
2015 / 2016**

PRESIDENT
Brian Pedersen

VICE-PRESIDENT
Mike Kuziw

SECRETARY/TREASURER
Alex McClelland

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

COMMUNITY MANAGER:
Susie Czinger

BUILDING MANAGER:
*Dan Bregolisse
(250) 258 9251*

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STRATA WEBSITE
<https://kas2849.myassocia.ca>

PRESENT:

Brian Pedersen
Alex McClelland
Cindy Weiss (teleconference)
Marc Whittemore

REGRETS:

Mike Kuziw
Brenda Dwyer
Ron Moser

Susie Czinger, Associa British Columbia
Dan Bregolisse, Building Manager

(1) CALL TO ORDER

The meeting was called to order at 4:07 p.m. and a quorum was established.

(2) ADOPTION OF THE AGENDA

After three 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 February 3, 2016 as distributed. **CARRIED**

(4) BUILDING MANAGER'S REPORT

4.1 AMONG OTHER THINGS THE BUILDING MANAGER REPORTED:

- Engineer has revised his scope of work to include additional options for the recirc line and Council moved and seconded to proceed with option 3 as follows: Option 3 which consisted of running two 1" pex lines will move the same volume. The benefits of 3 are that it is cheaper and after they made some exploratory holes this morning in the pipe chase that runs from the 15th floor to the mechanical room to assess the difficulty of running the copper pipe they concluded that it will be way more cost effective to go with option 3. This is mainly because there are existing holes cored in the slabs that we believe we can fish the flexible pex piping through as opposed to having to x-ray and core at least 3 new holes plus the damage to drywall to access the pipe chase for the holes to run the rigid copper. It was moved and seconded to proceed and monies will be expensed from the contingency reserve fund as an emergency expense.

CARRIED

- Monthly fire test, generator test and fire pump tests were performed.

- Quote for 7 bollard bases around Lagoon is \$161.15 each. This involves a custom made base out of aluminum powder coated white that would slide over the bollard. It was moved and seconded to proceed with the 7 bases as quoted as soon as possible.

CARRIED

- Quote for elevator panes was \$2652.17 to cover existing 16 panels with a stainless cover that would be in 2 sections and cover each panel leaving a 6-8" strip where the railing mounts that would leave the existing panel exposed. This was not approved and the building manager requested to review other options.

IMPORTANT NOTICE REGARDING VISITOR PARKING

Strata Council has implemented Acme towing to monitor the visitor parking at different intervals at no cost to the Strata. Acme will tow any vehicle that does not display a proper visitor parking pass on the dash of their vehicle.

There will be no exceptions and the Strata Corporation is not responsible for any vehicle towed.

4.2 BYLAW AND RULE CONTRAVENTION REPORT

- On February 5th at 11:55pm security received a complaint from the 12th floor regarding noise on the 16th floor. Security arrived and issued a warning. It was determined that the unit on the 12th floor did not make the call. Council is reviewing recordings.
- On February 6th at 4:28am security received a complaint from a unit on the 11th floor of loud music coming from an unknown source. Security reported the music was found at a unit on the 13th floor. As this is a secondary offence the unit will be levied a \$200 fine.
- On February 15th at 11:14pm security was called by a unit on the second floor indicating that there were individuals in the pool with glass. Security arrived at 11:30pm and there was no one found.
- On February 13th at 9:40pm an occupant of the 5th floor let in a guest and as he was entering he intentionally slammed the door into the wall causing some damage that need to be filled and painted. The building manager spoke with the resident who acknowledged the damage. A fine of \$200 has been levied against the Strata Lot.
- On February 19th at 11:20pm security received a complaint from a unit on the 17th floor that a party was in progress on the 16th floor. Security arrived at 11:45m and reported a very noisy party and shut it down. There were approximately 40 individuals in the unit that were escorted out of the building. A fine in the amount of \$200 has been levied against the Strata Lot.
- On February 20th at 11:00pm security received a complaint regarding a unit on the 16th floor. Occupant advised they were in the process of having their guests leave. A fine in the amount of \$200 has been levied against the Strata Lot.
- On February 20th seat 11:40pm security received a complaint from a first floor unit regarding a unit on the 2nd floor. 10 guests were removed from the unit. A fine in the amount of \$200 has been levied against the Strata Lot.
- On February 20th at 11:30pm security received a complaint from a first floor unit regarding a unit on the 2nd floor. A fine in the amount of \$200 has been levied against the Strata Lot. The complainants advised that the other resident complaining entered their unit. Council would like to remind residents that security is to deal with complaints.
- On February 20th at 11:50pm Security received a complaint regarding noise on the 18th floor. Security reported a party in progress and occupants were requested to leave. A fine in the

amount of \$200 has been levied against the Strata Lot.

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 IF NECESSARY.

**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 Associa 250-448-0046 or scan and email susie.czinger@associa.ca.

(5) CORRESPONDENCE

- Several pieces of correspondence was received from a Resident on the 13th floor regarding no hot water. As noted under building manager report the Engineer is working on another option.
- Correspondence was received from a unit on the 17th floor regarding a party on the 16th floor. As noted above the offending unit was issued a \$200 fine.
- Correspondence was received from a unit on the 10th floor regarding a party on the 16th floor. As noted above the offending unit was issued a \$200 fine.

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 Associa via email susie.czinger@associa.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. Council receives their agenda package 5 business days prior to a meeting. To allow Council to review the package, any items/correspondence received after agenda is distributed, will be brought forward for the next council meeting.

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 susie.czinger@associa.ca.

(6) FINANCIAL REPORT

6.1 FINANCIAL STATEMENTS

After a review of the statements for January 31, 2016 and report from the President and Treasurer, it was moved and seconded to approve the financial statement for the period ending January 31, 2016 as prepared. **CARRIED**

6.2 RESERVE & GEOTHERMAL LOAN TRACKER (JANUARY 2016)

Contingency Reserve Funds Including GIC: \$674,076.09 (\$210,000.00 removed for driveway and \$70,860.80 loan for Insurance)

Geothermal Reserve Funds & Loan

Geothermal Reserve (in the bank) \$103,965.56

Geothermal Loan Outstanding \$2,192,884.17

Current portion of Loan Payable \$33,190.41

Equity in Geothermal \$457,233.51

6.3 ACCOUNTS RECEIVABLE REPORT

The Strata Manager reviewed the accounts receivable and advised that as of February 25, 2016 there was a balance owing of **\$21,734.76**. 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.

Two Owners who have not responded to reminder notices or demand letters now risk their files being sent to legal for collections and lien.

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 Associa 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 Associa 250-448-0044 or via email susie.czinger@associa.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 RE-SURFACE OF DRIVEWAY

Work on the driveway will commence on March 14, 2016.

7.2 LETTER FROM PRIVACY COMMISSIONAIRE

A response was prepared and sent to the Privacy Commissionaire and he has acknowledged receipt. Council is currently awaiting a response.

(8) NEW BUSINESS

8.1 POWER SWEEP AND PARKADE SCRUB

This will be conducted by Accu-Sweep once the driveway has been completed

8.2 SECURITY

Change of security companies has now been deferred as there will need to be an increase in the 2016-2017 budget to accommodate.

(9) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:50 p.m.

(10) NEXT MEETING DATE

The next council meeting will be in the Sunset meeting room at 4:00pm on Wednesday, April 6, 2016.

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

NEXT ANNUAL GENERAL MEETING IS TENTATIVELY SCHEDULED FOR JULY 27, 2016