

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

**STRATA COUNCIL
2018-2019**

PRESIDENT
Brian Pedersen

VICE-PRESIDENT
Mike Kuziw

TREASURER
Cindy Weiss

AT LARGE
*Marc Whittemore
Wayne Salisbury
Leslie Fee*

COMMUNITY MANAGER:
Susie Czinger
A Licensed Strata Manager
susie.czinger@associa.ca

BUILDING MANAGER:
Dan Bregolis
(250) 258 9251

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1-877-591-6060
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REGISTER FOR TOWNSQ
[hhttps://www.townsq.io/](https://www.townsq.io/)

PRESENT:

Brian Pedersen
Mike Kuziw
Cindy Weiss
Marc Whittemore
Wayne Salisbury

REGRETS:

Leslie Fee

Susie Czinger, Associa British Columbia
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 one addition to the agenda, it was moved and seconded to approve the agenda as amended. **CARRIED**

(3) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the Minutes of the Council Meeting held June 6, 2018, 2018 as distributed. **CARRIED**

(4) BUILDING MANAGER'S REPORT

4.1 AMONG OTHER THINGS THE BUILDING MANAGER REPORTED:

Mechanical

- 3-year Fire pump flow test completed.
- The Check valve in the penthouse mechanical room that separates the 6" cold water main and the hot water heaters was replaced on August 1st. Unfortunately, 2002 reported back on August 3rd that the problem of no cold water around 5:30am when they shower was still not fixed.
- The valve did have heavy internal corrosion and was likely not working properly.
- Murray from Peart Engineering suggested the check valve as a good place to start troubleshooting (Murray did give us a freebie to start but we will have to hire him if we want to get deeper into it with him) and Vision Mechanical agreed. Not sure how to Proceed now that it didn't solve the problem. As far as we can tell the reason 2002 has no cold water early in the morning is the 6" main cold-water pipe is heating up. There is about 15' of exposed cold-water pipe in the mechanical room that was hot when I checked on it early a few times. As other units from floors 8 through

20 run their hot water it causes the cold water that is heated to circulate into the hot water heater. On the days that no other units use water over night, 2002 must run their water for 15 minutes to empty the hot water buildup from the cold pipe directly. That is why the problem is intermittent. The reason other units aren't having the same problem is they draw cold water lower down whereas 2002/ 2003 draw it from the top where it is somehow being heated. It has been suggested that it could be by heat transfer/ cross connection.

- Vision Mechanical has inspected units 2002/ 2003 and don't believe the problem to be coming from those units.
- 1902 complaint of lukewarm to cold showers but will not allow access for troubleshooting.
- Monthly Fire test / generator test performed/ fire pump tests. The Page amp for the Fire alarm is still awaiting repair. Kevin from Pacific Western says the delay is with the 3rd party who is repairing the amp. Kevin is unable to locate a replacement amp as they no longer make them.
- The main domestic water pump was rebuilt and reinstalled.
- No smoking covers (8" x 8") on garbage can ashtrays need replacing.
- Window in 603 replaced.
- Fall window clean will be scheduled for mid-October and notice provided to residents.
- Converting our existing fluorescent tube lights to led, approximately 250; Currently Fortis offers a \$5 rebate for led to replace fluorescent bringing the cost down to 3.75 per led, the same cost as fluorescent. Brite light estimates an annual savings of \$21.38 per led. Led will pay for themselves in 2 months. It was moved and seconded to proceed with full replacements.

CARRIED

STRATA CORPORATION BYLAW 9.1

An Owner must obtain written approval of the Strata Corporation before making an alternation to a strata lot or common property or common asset.

Unit modification form may be found on Associa Homeowner Access and please email susie.czinger@associa.ca to be provided to Council for their approval.

(5) CORRESPONDENCE

On July 26, 2018 security was called to attend Strata Lot 6 due to barking dog. Unfortunately, a family member had a medical emergency and the dog was left alone. A noise violation was issued, and the dog was removed the next day with an apology extended to other residents disturbed by the dog barking. No further action required.

Wayne Salisbury was excused from the meeting during discussions as this is his rental unit and posed a conflict.

On July 29, 2018 at 1:43am security was called to attend Strata Lot 29 due to excessive noise. A warning violation was issued, and occupants complied. Another warning violation was issued on July 30th for this unit as a complaint was received that a bar fridge is on the balcony. The Owner has agreed to remove by August 24 upon their return to Kelowna. No further action necessary at this time.

On July 29, 2018 at 3:13am security reported SL 2 was provided a warning regarding excessive noise and complied. No further action required.

On August 1, 2018 at 1:30am security was called to attend Strata Lot 38 due to excessive noise. Security reported all was quite upon arrival but spoke to the occupants who were apologetic and advised a neighbour had knocked on the door also to advise they were talking on the deck too loud and promised there would be no further incidents. No further action required.

On August 3, 2018 at approximate 12noon SL 109 complained of their dog being attacked by another dog in the elevator. After discussing the issue and obtaining a description, the Building manager was unable to identify the attacking dog.

On August 6, 2018 at 8:45pm security was called to attend SL 40 due to occupant smoking on the balcony. Occupant would not answer the door for the security guard and they were unable to verify. Community Manager was directed to write to the Owner regarding the violation as well as the violation for no form K on file.

SL 42 requested parking for their motorcycle. The request has been granted and Owner will use motorcycle stall "B" with a charge of \$40.00 per month.

RESIDENTS ARE REMINDED THAT CALL OUTS FOR SECURITY IS AN ADDITIONAL COST TO THE STRATA CORPORATION.

WHEN CONTACTING SECURITY PLEASE PROVIDE YOUR TELEPHONE NUMBER, NAME AND UNIT NUMBER OR THE COMPLAINT MAY NOT BE RESPONDED TO.

IF SECURITY IS CALLED AND NO NOISE IS FOUND THE COMPLAINANT RISKS BEING CHARGED THE CALL OUT FEE.

**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 their 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 250-860-5445 or scan and email susie.czinger@associa.ca.

(6) FINANCIAL REPORT

6.1 FINANCIAL STATEMENTS

After a review of the statements for fiscal year end June 30, 2018 and report from the President. It was moved and seconded to approve the year-end financial statements for the period ending June 30, 2018 as prepared. **CARRIED**

6.2 RESERVE & GEOTHERMAL LOAN TRACKER (JUNE 2018)

Contingency Reserve Funds Including GIC: \$883,778.43
Geothermal Reserve (in the bank) \$122,222.67
Geothermal Loan Outstanding \$2,022,960.86
Equity in Geothermal \$449,975.88

6.3 ACCOUNTS RECEIVABLE REPORT

The Strata Manager reviewed the accounts receivable and advised that as of March 7, 2018 there was a balance owing of **\$5,788.51**.

PLEASE NOTE THE STRATA CORPORATION BYLAW OF \$300 ANNUAL RENTAL USER FEE IS DUE AND PAYABLE AS OF JANUARY 1ST. PLEASE MAKE YOUR PAYMENT ONLINE OR VIA CHEQUE MADE PAYABLE TO KAS2849 – SUNSET WATERFRONT RESORT. UNPAID AMOUNTS ARE SUBJECT TO BYLAW CONTRAVENTION FINES BEING LEVIED.

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 fines applied to their account as well as sent to legal for further collection action. 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. If 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

(7) BUSINESS ARISING FROM PREVIOUS MINUTES

7.1 LETTER FROM PRIVACY COMMISSIONER

The complaint to the privacy commissioner has been dismissed for two reasons; the commissioner decided there was no basis for the complaint and the complainant failed to supply additional information to the commissioner to substantiate the complaint when asked for it.

Handling this matter has cost the strata corporation approximately \$17,000.00 in legal costs and untold time and effort on the part of the Strata Council members and managements which is indeed unfortunate. The Strata Council will be seeking advice as to whether there may be recourse to recover the \$17,000.00 from the complainant.

7.2 CRT DISPUTE

The CRT, ordered the applicant's dispute be dismissed as the applicant failed to establish any of his claims on a balance of probabilities. AS such, it is unnecessary for the tribunal to consider the applicant's requests for unspecified remedies that the tribunal considers appropriate.

Handling this matter has cost the strata corporation approximately \$17,000.00 in legal costs and the Strata Council will be seeking advice as to whether there may be recourse to recover these costs from the applicant/complainant.

7.3 BOAT SLIP FEE INCREASE FOR 2019

The Strata Council would like to remind all boaters and future lottery entrants that the new fee for the seasonal boat slips will be increasing to \$2150.00 effective May 2019 due to rising costs of the Lagoon maintenance.

(8) NEW BUSINESS

8.1 STRATA PHOTOS – ALVIN FRITZ ARCHITECT

The Strata Council received correspondence from the original architects of Sunset Waterfront Resort that they would like to feature pictures of the building in the magazine and portfolio. The Strata Council has granted the request and will coordinate access for photos with the building manager.

(9) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:31 p.m.

(10) NEXT MEETING DATE

The next Strata Council Meeting is scheduled for September 5, 2018 in the Sunset 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 SCHEDULED FOR JULY 10, 2019