

*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
250-860-5445
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ASSOCIA B.C.
215-1511 SUTHERLAND
AVE. KELOWNA BC

REGISTER FOR TOWNSQ
[hhttps://www.townsq.io/](https://www.townsq.io/)

PRESENT:

Brian Pedersen
Mike Kuziw
Cindy Weiss
Wayne Salisbury
Leslie Fee (via teleconference)

REGRETS:

Marc Whittemore

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 several additions 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 August 8, 2018, 2018 as distributed. **CARRIED**

(4) BUILDING MANAGER'S REPORT

4.1 AMONG OTHER THINGS THE BUILDING MANAGER REPORTED:

Mechanical

- Generator test and fire pump test performed. Monthly fire alarm test was not scheduled as still awaiting page amp repair and on the afternoon of August 12th the Fire alarm was triggered by smoke from the stove of SL 9. KFD responded and set up an exhaust fan to ventilate smoke. Nothing further has been reported.
- In-suite fire test is scheduled for September 24th from 9am to 4pm with a brief water disruption around 11am on September 25th for backflow testing. The Page amp is supposed to be repaired next week. Just waiting confirmation that the test can proceed without page amp in case not repaired in time.

- New pump seal was installed in outdoor hot tub.
- SL 130 advises the problem with no cold water early in the morning has been hit and miss. It is believed that when SL 128 is occupied the water tends to be ok. Review with SL 127 needs to occur.
- SL 44 advised kitchen sink backing up again. Vision Mechanical can't make it this week the soonest Roto Rooter can have someone come is September 6th between 12-2pm. The main line was power jetted back in March and there have not been any complaints from lower units. Will advise Council further when source located.
- A complaint the morning of August 10th about 2 bikes missing from the lower parkade. Review of the Camera with Strata Privacy Officer showed a disheveled male with backpack somehow gaining access through the front lobby door around 5:20am. It shows the individual heading to the lower parkade and looking around in the parkade. Around 5:40 am he is noted riding away with 2 bikes. The owners of the bikes contacted RCMP and we have submitted video of the thief. Darren from AVS recommended installing a door guard which has been ordered and approved by Council. Estimated cost of \$500. Security stayed until 6am the next 2 nights and reported telling a Man looking for cans around 5:40am on August 11th that it was private property and to leave. No other reports of theft or suspicious activity.
- Repairs were made to the indoor pool bottom. The repairs required were much more substantial than anticipated once the pool was drained. Initially about a 3sqft area needed visible repair but about 30sqft ended up being filled as other areas were breaking or flaking off. Suspect another larger scale repair may be required. A tile cleaning machine was brought in to clean the pool deck with muriatic acid and repairs to grout areas around drain were completed. It looks better, and the heavily stained areas are much better.
- The LED tubes ordered did not work with ballasts we have. Unfortunately, the salesman did not warn me that they may not work in older ballasts prior to ordering. I have tested a sample bulb that will work instead. The new bulb is \$1 more but can work with or without the ballast. So down the road if ballasts fail they can simply be bypassed.
- The Pulleys and cables for the gym universal have been replaced.
- **The waste company has put us notice regarding the Recycling Bin. As this continues to be contaminated fines per contaminated bin will be \$100 to the Strata Corporation.**
- Requested to replace the two 6' x 8' lobby mats and cost to replace is about \$450 each mat. It was moved and seconded to proceed with replacement of the mats. **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

Wayne Salisbury was excused from the meeting during discussions for two units as they are recorded as his rental units and posed a conflict.

On August 11 10:25pm Security reported occupants in SL 7 smoking marijuana and cigarettes told them not allowed to smoke anything on premises. The Strata Council voted unanimously to levy a \$200 fine for the no smoking bylaw contravention and directed the Community Manager to write to the Owner advising of contravention and fine.

On August 17 at 11:09pm Security was called to attend SL 12 due to loud music /people. A written violation ticket was issued, and the Council directed the Community Manager to issue a Bylaw Contravention letter.

On August 17, at 11:32pm Security reported SL80 quite noisy/could hear yelling from hallway. A written violation ticket was issued, and the Council directed the Community Manager to issue a Bylaw Contravention letter.

On August 18th at 11:52pm, August 19th at 1:02am and August 23rd at 11:08pm Security was called to attend SL 124 due to excessive noise. Guard attended all three occasions and a written violation ticket was issued. Upon review of the incidents the Strata Council voted unanimously to levy a \$200 bylaw contravention fine for noise and directed the Community Manager to write to the Owner advising of contravention and fine.

On August 19th at 3:45am Guard reported SL 89 had been noisy and asked them to keep it down. They apologized and complied. A written violation ticket was issued, and the Council directed the Community Manager to issue a Bylaw Contravention letter.

On September 1st at 8:30pm Security received a complaint regarding noise from SL 122. Security reported loud music and people. Occupant told security he will keep noise down. A written violation ticket was issued, and the Council directed the Community Manager to issue a Bylaw Contravention letter.

On September 1, 11:25pm Security reported a lot of noise coming from suite SL 34. They apologized, and all left the building celebrating a birthday. A written violation ticket was issued, and the Council directed the Community Manager to issue a Bylaw Contravention letter.

On September 2nd at 2:12am Security spoke with a group on the deck of SL5 about being loud. They apologized and complied. A written violation ticket was issued, and the Council directed the Community Manager to issue a Bylaw Contravention letter.

On September 2nd at 10:45pm Security received a complaint about SL 116 being noisy. Security asked them to quiet down. Security received a second complaint at 11:50pm and reported they were still noisy and spoke with 2 male occupants. security reported 10 people left suite. A written violation ticket was issued. Upon review of the incidents the Strata Council voted unanimously to levy a \$200 bylaw contravention fine for noise and directed the Community Manager to write to the Owner advising of contravention and fine.

Correspondence was received from SL 78 providing council with the Waterscapes Community Info pages. Council would like to thank the owners for their suggestions but are not comfortable receiving private information from other Strata Corporations. It is requested that in future suggestions be put in writing and refrain from sending in documents from other Strata Corporations.

Unit modification request was submitted by SL 109. It was moved and seconded to approve the unit modification and applying a \$200 move in/out fee. **CARRIED**
Prior to commencement of renovations the Owner of SL 109 must receive the formal written approval from Associa on behalf of the Strata Corporation.

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 July 31, 2018 and report from the President. It was moved and seconded to approve the financial statements for the period ending July 31, 2018 as prepared.

CARRIED

6.2 RESERVE & GEOTHERMAL LOAN TRACKER (JULY 2018)

Contingency Reserve Funds Including GIC: \$877,420.80

Geothermal Reserve (in the bank) \$132,121.75

Geothermal Loan Outstanding \$1,933,109.75

Equity in Geothermal \$358,481.05

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 **\$5,507.07**.

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

No unfinished business from previous meeting to record.

(8) NEW BUSINESS

8.1 SHAW WIFI HOTSPOT AGREEMENT

The Strata Council received correspondence from Shaw that the original agreement signed on November 1, 2013 is up for renewal. There are no costs involved in this Shaw is requested confirmation that KAS2849 will renew another 5-year term from November 1, 2018 to October 31, 2023. It was moved and seconded as no cost involved with this renewal the Council is in favour of another 5-year term. **CARRIED**

The Community Manager was directed to communicate with Shaw and sign any documents if necessary on behalf of the Strata Corporation.

8.2 GUEST SUITE PROJECT

Several Owners have formed a committee to commence another review and plan to convert the games room into a guest suite. Committee will provide the Strata Council with information when ready for review. No changes to common property will made unless approved at a general meeting by the owners of KAS2849.

8.3 FINANCIAL REVIEW - RHN

Reid Hurst Nagy has conducted the financial review for the 2017-2018 fiscal year with the draft reviewed by the Council President and Treasurer. As the draft appears to be in order the Community Manager was provided the signed documents and requested to inform Reid Hurst to bind final copy to be submitted to Versa Bank as part of the Geothermal Loan requirements.

8.4 SECURITY CONTRACT

Security Contract is up for renewal and the Strata Council has directed the Building Manager and Community Manager to obtain quotes. Further discussion has been deferred to the next meeting.

(9) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:45 p.m.

(10) NEXT MEETING DATE

The next Strata Council Meeting is scheduled for October 3, 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