

May 27, 2015

Dear Strata Council Members,

Have we created any Council Committees to report or inform Owners of the following?

Building Maintenance & Depreciation Reports

Consistent Hot Water & Elevator Issues

Last Depreciation Report was in August 2012 (almost 3 years ago)

Service life estimates and major maintenance items (our 10 Year anniversary is next year)

Sale of Geothermal to Fortis Energy Systems?

Finance

Budgets & Quotes

Landscape/Common Areas

Foyer Upgrade

New shade trees along Sunset Drive

Landscaping Improvements

Pergola at Pool

Owners Lounge

Pickle Ball Lines (Tennis Court)

Bike Room Upgrades

Safety & Security

Guidelines and Shift Reports for Security Guards

Number of instances where Fob use and cross reference to a Unit is inaccurate - should we conduct an Audit or issue new Fobs to all Owners?

Social/Community

Liaison with Dolphin/Lagoons, Discovery Bay & Waterscape Strata's

Summer Social (July or August)

Bylaws & Complaints

Inconsistent direction from Council to the Strata Manager with Owner Bylaw & Rule notifications and fine collections

Council's Response:

The answer from Council is NO and the various items have been recorded in the Council meeting minutes over the course of the entire year and recommend Owners review the minutes.

May 27, 2015

Dear Strata Council Members,

Over the past 4 Annual General Meetings under General Discussion and Questions there are a Number of Initiatives that remain unresolved

2011

Bike Room - Review proper racks
Arbour/Shade over the Outdoor Pool

2012

Additional Bike storage racks
Hot Water Issue
Stairwell Painting
Installation of additional 'Shower before entering pool' signs

2013

Additional Bicycle Storage Racks
Be more diligent with Bylaw Infractions (Consistency/Protocols)
Outdoor Pool Pergola Options

2014

Resurfacing the Driveway
Pergola at the Pool
Creation of a Resident Lounge
Not mentioned but remains unresolved (Bike Room Storage)

We have now noticed a new line entry in the Monthly Minutes titled 'Future Potential Projects'

Resurfacing of Driveway/3rd Level
Pergola at Pool
Creation of Resident Lounge
Pickle Ball Lines
Bicycle Room Upgrade

Do we have any Committees set up to move these projects forward (once and for all) at the AGM in July?

Council's Response:

Another question presented in the correspondence was items listed from minutes of 2011 to 2015. These items are continually brought forward in the Strata Council meeting minutes. It is recommended that council meeting minutes be reviewed as these items are discussed monthly and any updated recorded.

May 27,2015

Dear Strata Council Members,

As Owners, we would all like to protect and enjoy our Community at Sunset Waterfront Resort.

We therefore ask our current Council to allow other Owners the opportunity to serve as Council Members and encourage a Fair & Transparent Culture*.

Basic Council Code of Conduct and Social Etiquette include the following:

- You must act honestly and in good faith, with the view of the best interests of the Strata Corporation
- You must exercise the care, diligence, and skill of a reasonably prudent person in comparable circumstances
- You have a duty to dedicate enough time and effort* into fulfilling the obligations of being a Council Member
- You have a duty to seek as much knowledge as possible from resources available to you
- You shall disclose any conflict of interest, to any degree and abstain from participating in Council discussion and/or voting

We would like to thank Brian Pedersen, Alex McClelland, Cindy Weiss, Brenda Dwyer and Ron Moser for their 7 Years of service as Strata Council Members.

It seems fitting that we elect a new slate of Council Members at the next Annual General Meeting to fulfil the Constant Renewal Principle of Strata Council Governance for our building.

*Council Members with a high absentee record in the past include Marc, Ron and Brenda. In fact, Marc missed 10 consecutive meetings.

Council's Response:

No Response

May 27, 2015

Dear Council,

Re: Chaos at the Outdoor Swimming Pool over the May Long Weekend

Many Owners and their Guests along with other Family Visitors to our building witnessed disgraceful conduct by a large group of Adult Visitors who hijacked the Outdoor Pool on Friday, Saturday and Sunday.

On all occasions this group became publicly intoxicated resulting in loud, obnoxious behavior plus vulgar language for all to see and hear.

Another irritant was the excessively loud and persistent music from a Boom Box.

One of the Tenets of Condo Living is the ability for all to share the common areas peacefully.

As written in the Strata Property Act - Duties of Owners, Tenants, Occupants and Visitors.

1. Use of property - An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that causes a nuisance or hazard to another person,
2. Causes unreasonable noise,
3. Unreasonably interferes with the rights of other persons to use and enjoy the common property or common assets.

I recommend a Strata Bylaw that Prohibits Open Alcohol Containers and Boom Boxes from the all Pool Decks and Common Areas.

This has become standard practice to level the playing field and protect Owners & Visitors Rights (see attached Waterscapes Bylaw).

Another important issue that many might overlook is our Reputation and Stewardship as Courteous Neighbours to the Lagoon & Dolphin Towers.

Council's Response:

Correspondence was received from an Owner regarding chaos at the outdoor pool over the May long weekend. Council reviewed the list of items of concern. There is no full time security guard or life guard on duty at the pools and it is therefore recommended that if Owners feel there is too much noise or disturbing behavior at the pool to please call Security and they will dispatch a mobile unit to attend.

May 27, 2015

Dear Council,

The Operating Budget for Repairs & Maintenance has ballooned from \$135,000 to \$161,000 in 3 Years for an increase of \$26,000 or 20%

Wouldn't it make sense to adjust the User Fee (Rental Property Levy) to \$600 per year to offset a portion of this rapidly escalating expenditure?

How many Strata Lots are paying the User Fee now? Example 50 Units x \$300 = an extra \$15,000 to help counterbalance the shortfall.

Council's Response:

Correspondence was received from an owner requesting the rental user fee be increased from \$300.00 to \$600.00. The Strata Council thanks the owner for the correspondence however the Strata Council does not feel an increase in this bylaw is justified.

May 27, 2015

Dear Council,

I met with Paladin Security recently to evaluate our Security Program and get a second opinion.

They are comfortable with our \$24,000 Annual Budget and will provide the following services:

- On Site Security in July & August from 8pm to 4am 7 days per week
- Then from September to June Friday/Saturday 8pm to 4am
- And the odd request to have night patrols come in for various holidays or events (Halloween, St. Patrick's Day, etc.) throughout the year

Paladin Security is an innovative, full service security company that fuses high-profile, professionally trained Security Officers with hi-tech, state-of-the-art security systems. Paladin has grown to become the largest Canadian owned and operated security company in the country, leading the industry in quality standards.

If you would like - Jason Begin (250-762-8899) the Branch Manager for the BC Interior is available for a quick presentation at the beginning of the next Council Meeting on June 3 at 4:00pm

Both Paladin and Securiguard find the following directive from Council odd "It is important to make yourself available for Security to corroborate the Noise Complaint" as it creates the possibility of an altercation between the two opposing parties. This in essence puts the Complainant in Harm's Way and discourages the Complaint Call from being made in the first place.

Council's Response:

Correspondence was received from an Owner providing a quote for another security company. The Strata Council would like to thank the Owner for the quote and has taken this under advisement.