



# AVONLEA STRATA PLAN LMS 101

STRATA COUNCIL MINUTES  
TUESDAY, SEPTEMBER 20, 2011, 7:00 P.M.

**COUNCIL PRESENT:**

**Brian Arnold**      **President**  
**Carol Ohno**      **Vice President**  
**Al Abdullah**      **Treasurer**  
**Stephane Castera**      **Council member**

**MANAGEMENT PRESENT:**

**Dan Bourke, Property Manager**  
**Pacific Quorum Properties Inc.**  
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**1. CALL TO ORDER:**

The meeting was called to order at 7:15 p.m. by Brian Arnold, President.

**2. ADOPTION OF PREVIOUS MINUTES – JULY 31, 2011**

The Council has reviewed the minutes from the last strata meeting held on July 31, 2011, and noted no errors or omissions.

It was **MOVED / SECONDED** (Castera / Abdullah)

To approve the July 31, 2011 Strata Council meeting minutes as distributed.

**CARRIED**

**3. FINANCIAL REPORT – MONTHLY REPORT – JULY 31, 2011**

Al Abdullah, Treasurer, reported that he has received and reviewed all financial statements up to and including July 31, 2011, including all bank statements and paid invoices; and all accounts appear to be in order. It was also reported that as of July 31, 2011 that the Strata Corporation has \$10,650.66 in the operating account, \$107,080.68 in the contingency reserve fund and \$69,593.35 in the special levy roof replacement fund. It was noted that the Strata Corporation is operating with a small surplus of \$11,079.67.

**4. REPAIRS AND MAINTENANCE**

**a. Garage Area Repairs – Pending**

Council discussed the completion of the repairs to the garbage area and requested that Management follow up with Mr. Loucks. This follow up will be in respect to the completion date of these repairs.

**b. #58 Living Room Ceiling Water leak – Complete**

Management reported that all repairs related to the staining of the ceiling in this unit have been completed.

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**c. Front Step Repairs and Maintenance Project - Pending**

Council reported that all of the repairs and maintenance with respect to this project have been completed, with the exception of one unit. This unit will require further work and Council has requested that Management follow up with Mr. Loucks in respect to the completion date of this project.

**d. Parking Area Line Painting – Complete**

It was reported that the parking area line painting has been completed as requested by the Council this summer.

**e. Roof Replacement Project – Complete**

Management reported that all deficiencies have been completed by Cambie Roofing, with the exception of the final inspection of three town home attic areas. In these units, the roofing consultants were unable to gain access to confirm the repairs. Final payment will be made to Cambie Roofing in the amount of \$43,817.84. This is the amount outstanding, minus all holdbacks and costs incurred by the Strata Corporation.

**5. OTHER BUSINESS**

**a. Permission To Landscape Backyard Review**

Council reviewed correspondence to the Owners of the town home with respect to the changes made to the common property, which were not authorized by the Strata Council. As a response from the Owner has not been received as of yet; bylaw penalties will be applied. As per the Strata Corporation bylaws.

**b. Upper Parking Flower Beds**

Council discussed the changes to the flower beds located in the upper parking area. This project may include the replacement of the wooden retaining wall with concrete blocks. Council will obtain a quote for this project and review it at the next Council meeting; this project will be in consideration for this coming spring.

**c. Bylaw Violation Parking Warnings**

Council requested that Management issue a letter to one Strata Lot Owner with respect to parking vehicles in front of their garage. The request has stated that this practise cease immediately.

**6. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:55 p.m.

**The next Strata Council Meeting is scheduled for Tuesday, October 18, 2011**

***Submitted by:***

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