



AVONLEA STRATA PLAN LMS 101

**STRATA COUNCIL MINUTES
THURSDAY, OCTOBER 3, 2013 AT 7:00 PM**

COUNCIL PRESENT:

Brian Arnold	President
Carol Ohno	Vice President
Al Abdullah	Treasurer
Morris Kozoroski	Council Member
Alicia Churchill	Council Member
Mike McDonald	Council Member

MANAGEMENT PRESENT:

Dan Bourke, Property Manager
Pacific Quorum Properties Inc.
dan@pacificquorum.com / Office line: 604-685-3828

1. **CALL TO ORDER**

The meeting was called order at 7:05 pm by Brian Arnold, President.

2. **APPROVAL OF THE PREVIOUS MINUTES**

Council reviewed the last Strata Council minutes held on July 8, 2013. Noting no errors or omissions, It was:

MOVED /SECONDED: (Abdullah/Ohno)

To approve the July 8, 2013 Strata Council minutes as distributed.

CARRIED

3. **FINANCIAL REPORTS**

a. **Monthly Reports – August 31, 2013**

Al Abdullah, Treasurer, reported that he has received and reviewed all financial reports up to and including August 31, 2013. Including all bank statements and paid invoices and that all accounts appeared to be in order. It was also reported that as of August 31, 2013 the Strata Corporation had \$153,892.29 in the Contingency Reserve Fund and \$51,696.87 in the Special Levy/Special Projects Fund discussion and clarification on a number of items,

It was:

MOVED / SECONDED (Abdulla/McDonald)

To approve the August 31, 2013 financial reports as presented.

CARRIED

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4. **REPAIRS & MAINTENANCE**

a. **Window Repairs - Completed**

Management confirmed that Accurate Glass has completed the window repairs as requested.

b. **Water Main Repairs - Underway**

Council reported that repairs to the water main lines is still underway, and what was initiated as a simple repair with a minor excavation has turned into a major project to determine the source of the leak. Due to the expense of this project and unforeseen impact of the operating statement Council discussed the possibility of funding this project from the Contingency Reserve Fund as an emergency expense. After a lengthy discussion,

It was:

MOVED/SECONDED (McDonald/Churchill)

To approve the funding from the Contingency Reserve Fund, in an amount yet to be determined as an emergency expense as per the *Strata Property Act*.

CARRIED

c. **#24 - Water Damage Repairs**

Al Abdulla, Owner of unit# 24 reported to Council that final repairs to his townhome should be completed within the next 2 weeks.

d. **#37- Water Damage Repairs**

Management confirmed that water damage to this suite is very near completion and that the water damage deductible will be charged to the Owners account as the source of the leak was within the Owners townhome. The Owner will claim this deductible against this home owner's insurance coverage, while the balance of the repairs will be covered by the Strata Corporations Insurance.

5. **PROJECTS**

a. **Depreciation Report - Pending**

Council discussed the selection of one of the proposed contractors to complete the Deprecation Report for the Strata Corporation and as a final decision has not yet been made, a recommendation for the completion of the report will be made at the next regularly scheduled Strata Council meeting.

b. **Exterior Maintenance Projects**

Council discussed various projects with respect to the Special Levy funding approved by the Owners at the last Special General Meeting and indicated that while repairs are underway significant rot has been found in the end units of some of the townhome rows. Further funding for these additional repairs may be presented early next year at the Annual general Meeting if required.

6. **CORRESPONDENCE**

a. **Bylaw Violations**

Management confirmed that this year the Strata Corporation has issued approximately 20 parking violation warnings and or fines and that the increase in notices is a result in Owners requesting additional enforcement of these bylaws. As a result, all reports from Owners and or Council are being issued notices as per the Strata Corporation bylaws and a request to all Owners is being made to adhere to the parking bylaws.

b. Safety Concerns

Council has previously requested that Owners adhere to the travel speed limits along the common driveway. Specific concerns have also been requested by various Owners, Residents Owners are reminded that it is a 15km per hour speed limit and that extreme caution should be used while traveling along the common drive way.

7. ADJOURNMENT

There being no further business the meeting was adjourned at 9:10 pm.

The next meeting of the strata corporation will be on November 6, 2013

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Dan Bourke, Property Manager

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IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

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Please Note: The Real Estate Regulations require a vendor to provide purchasers with copies of Strata Corporation Meeting minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from *Pacific Quorum Properties Inc.*