

COUNCIL MEETING MINUTES – November 3, 2025

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

Amenity Room
14 Royal Avenue East
New Westminster, B.C.

STRATA COUNCIL

2025/2026

PRESIDENT

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

AT LARGE

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

Mike Henrey - #103

Nick Bakalos - #415

FOR CONTACT INFORMATION

AND MINUTES VISIT

www.14victoriahill.com

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

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。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਗੁਰੀ ਜਲਦੀ ਵਿਚਾਰ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

Attendance: Sherry Baker, Christine Rowlands, Mike Henrey, Nick Bakalos, Dustin Brisebois, Nick Shears, David Brown

Regrets: Twyla Smith

1. The meeting was called to order at 6:32 p.m. with a quorum established.
2. The agenda was reviewed and adopted.
3. The minutes of the October 6, 2025, strata council meeting were approved.

4. Financial report

The financial report to October 31, 2025, was presented.

- The insurance was renewed October 1 at \$129,000. We borrowed \$90,000 from the CRF to pay the premium, as approved at the AGM.
- All strata fee payments are up to date and guest suite rentals continue to be healthy.
- The income statement now shows a deficit of \$26,000, due to some higher costs for fire protection (about \$4,000 over the budgeted \$6,000) and repairs/maintenance. DSN has sent a list of recommended items to do, many of which can be put off until next year, but the three-year full trip test for the sprinkler system (\$350) should be done before this winter season.

- We were also quoted \$7,600 for gutter cleaning (normally about \$4,000), but as it was noted that as most of our gutters are currently relatively clear, this can probably be postponed to next year.

5. Gardening report

- The sprinkler company has attended to “blow out” and shut off sprinklers for the winter. It was noted that some damaged pipes will need repair in the spring.
- Dave is still working through the permit application for the problem tree.

6. Maintenance reports

- **Intercom:** The intercom project is done, with new boxes installed and programmed. A new box had to be purchased for the front door as well, at an additional cost of about \$2,500. New access codes are now the unit number plus 1, 2, 3 etc. for each phone number connected. When someone rings the intercom, it will display as a call from the strata corp. BCS 1676 (604-525-4866).

7. Correspondence and bylaw infraction letters

Reminder – If you have a concern about a bylaw, maintenance issue, comments, etc., please send it in writing to 14victoriahill@gmail.com with your name and unit number. You should receive a response in 48 hours.

- The owner of SL35 sent an email to express concern about people using the exit door by his unit for regular egress. The door happens to be just by his bedroom wall and he is disturbed by noise when the door closes late at night or during “quiet hours” (i.e., 11 pm–7 am). As this is a fire exit door, it is heavy, and for security, it does not have an exterior handle, so it closes behind people when they exit. Strata discussed some ways perhaps to mitigate the noise/vibration concern while respecting the fact it is a safety exit door, such as posting signs to be aware of being quiet when going out or installing some kind of sound-dampening or softening mechanism.

8. Other business

- As a fall newsletter has not yet been drafted, some additional topics were proposed, such as tips and reminders for using the new intercom system.
- Dates for a building Christmas party were discussed, as this has always been a popular event. A mid-month Saturday at about 3 p.m. was proposed, and we will confirm the date with “Santa’s” schedule.
- The next council meeting will be on December 1, 2025.

9. Adjournment

With no other business to discuss, the meeting was adjourned at 7:35 p.m.

Submitted by Christine Rowlands.