

COUNCIL MEETING MINUTES – April 14, 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 ਜਲਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

Regrets: Nick Shears

1. The meeting was called to order at 6:33 p.m. with a quorum established.
2. The agenda was reviewed and adopted.
3. The minutes of the February 3, 2025, strata council meeting were approved.

4. Financial report

The financial report to March 31, 2025, was presented. The year-end P&L and income statement shows a loss of \$1,099, with a balance of \$10,901 carrying over, the net opening balance for 2025 is about \$9,800.

Sherry proposed moving our accounts from the current bank, TD, due to declining service difficulties. Some options for financial institutions with better commercial banking were discussed, and Sherry will look to see what banks offer incentives and have local branches. We will

also need to nominate some new signing officers for the accounts, and Christine and Dustin volunteered. We do still have GICs with TD that will be maturing over the next couple of years, so the transition to a new bank will be gradual.

On the insurance front, our building valuation increased again to about \$38 M, so the premium will rise again by about \$4,000. It was noted again that the strata deductible has risen to \$100,000 as of October 2024, so owners should check their condo insurance contains adequate and up-to-date strata deductible coverage.

5. Gardening report

- Dave reports we've entered into an agreement to get the drain rocks cleaned.
- Ken Young also reported that a downpipe in Dave's yard was clogged. It seems apparent this was not cleaned adequately by the gutter cleaners, who have been called back twice for similar issues already.

6. Maintenance reports

- **Intercom:** The vote at the AGM approved the cell phone access upgrade, so the next step will be to get some quotes. We brainstormed a few companies, and Mike will research and report back at next meeting.
- **Building washing:** Servus, who does our carpet cleaning, will be washing the exterior, but there has been some confusion on their part with scheduling. Sherry will follow-up again.
- **Elliptical machine:** The machine has been reported to be not staying on a program or functioning properly. We will need to get another quote for repair/replacement (possibly \$4,000-\$5,000).
- **5th floor ceiling:** Nick S. got a quote for repairs to the 5th floor ceiling including the cracks and broken drywall around the potlights in front of the elevator (basically a large area in the centre of the hallway). It is estimated at \$5,600+GST, but a site visit is required.
- **5th floor leak:** K2 Roofing visited and determined that a pipe under the roof is not leaking, but there is condensation on it, and that is what is dripping down. The suggested repair is to obtain some pipe wrap from the hardware store to help stop condensation from collecting on the pipe.
- **Quarterly carpet cleaning** was done today (April 14).
- **Fire suppressant system and alarms** were tested/inspected on April 10; we will expect a report on any deficiencies in about a month. There was preliminary discussion about what to do about smoke alarms in units that need replacement.
- We also need to get a quote on resealing the lobby floor (needs to be done every 2-3 years).

7. Review of AGM

Everything went fairly smoothly, with a good discussion period and all resolutions passed. The AGM minutes are posted on the website as well.

8. EV charging stations

There is currently one more space available on P2 and two on P1 that could have charging installed, according to Ken. No more will be available until we complete the electrical planning report, sometime next year. There is a note on the Form B informing owners that EV charging spots are not generally available.

9. Building Electrical Planning Report (EPR)

The provincial government requires stratas to obtain an EPR by December 31, 2026, to assess capacity for upgrades like EV charging stations and heat pumps. We may have Nightingale Electric create the report, though the cost is as yet unknown. This will have to be budgeted in 2026/2027.

10. Depreciation Report update

The provincial government now requires stratas to update their depreciation report every five years, by July 1, 2026. We will have to budget for this in 2026/2027.

11. 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.

- Nothing to report this month.

12. Other business

- **Newsletter:** We've had a volunteer offer to help write a newsletter, so some topics were brainstormed and Christine will reach out to the person to get it started.

- **Missing blue bin:** Sherry was finally able to talk to someone at city hall about getting a replacement container bin, and we've been promised that it will be dropped off at the next recycling collection date.
- **Timing of exterior lights:** Some lights are not coming on at the correct time, flickering, or not coming on when they should be. Sherry will investigate with Don and Ken.
- The next council meeting will be on May 5, 2025.

13. Adjournment

With no other business to discuss, the meeting was adjourned at 7:40 p.m.

Submitted by Christine Rowlands.