

COUNCIL MEETING MINUTES –October 6, 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 ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

Regrets: Nick Shears

1. The meeting was called to order at 6:31 p.m. with a quorum established.
2. The agenda was reviewed and adopted.
3. The minutes of the September 8, 2025, strata council meeting were approved.
4. **Financial report**
The financial report to September 30, 2025, was presented.
 - The TD Bank account is now closed, except for two GICs that mature in January 2027. They will be left there to avoid penalties and loss of interest.
 - Twyla is still in the process of trying to get signed up as third signing officer on Scotiabank account.
 - The insurance is being renewed this month (as of October 1) and we will need to do the CRF loan, as approved at the AGM.
 - The income statement has improved this month; there is still a deficit of \$21,000, but spending was down this month and we hope to even out by year end.

5. Future planning: Property management

- The discussion from last month continued, emphasizing that is not a short-term proposal but planning ahead.
- Sherry made a list of things that she and Don do, many of which a strata management company may not do, and there was discussion of having some things (e.g. calling the elevator company) that might have to go through a third party instead of directly, as we do now. Is this service worth the extra fees that would be incurred?
- The need to have a person on-site to meet contractors, supervise work, give out keys/access, etc. is real, and does need to be delegated sometimes, whether that would be to a paid on-site “caretaker,” a council member or more volunteers.
- The discussion is ongoing and may need broader input from an AGM or information meeting.

6. Gardening report

- Thank you to volunteers who've helped keep the shrubs watered over the summer.
- As it is now October, we'll need to shut off sprinklers for the winter soon.
- There are several rotten fence posts that need to be inspected/repaired/replaced.
- For the removal of the hazard tree behind the gym, Dave has created a MyCity account and is working through the permit application, but just needs a few pieces of information from the office.

7. Maintenance reports

Intercom: Reliable can get started on the upgrade process once they receive the information on names and phone numbers to be entered in the system. Nick B. has compiled this information in a spreadsheet. We just need a dedicated phone line for the intercom system; we have an existing fax line that could be used for this purpose. It will cost \$3,620 + tax for the upgrade that gives us up to 249 available intercom numbers, which is within the range shared at the AGM. The intercom codes would be the unit number + 1 (or 2 or 3, etc.) for each person's phone number.

8. Insurance quotes

We received quotes for renewal (October 1) from both HUB (current provider) and BFL (former provider), and decided to stay with HUB, who came in with a competitive premium of \$129,000 and lowered deductible to \$50,000.

Christine will need insurance summary to post on website. Owners are encouraged to have this summary handy to take to their insurer when renewing/updating/buying condo insurance.

9. 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 owners of SL14 are experiencing water coming into their unit and causing damage, possibly from the unit above, SL31. As per the bylaws (e.g. section 3(4)), owners must ensure that "... if water from an Owner's dishwasher, washing machine, toilet, sink or bathtub leaks into the strata lot below, the Owner is responsible to repair and pay for the cost of repairs, up to the current level of our insurance policy deductible clause to the ceiling and/or walls of the strata lot below." A bylaw infraction letter will be sent to SL31.

10. Other business

- Some topics for a fall newsletter were discussed, including reminders about having condo insurance, having (at least) storage insurance for all vehicles in parkade (as required by bylaw 35(4)), and what can and can't be kept in patios and parking stalls.
- The next council meeting will be on November 3, 2025.

11. Adjournment

With no other business to discuss, the meeting was adjourned at 7:45 p.m.

Submitted by Christine Rowlands.