

COUNCIL MEETING MINUTES – February 3, 2025

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2024/2025

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 ਜਲਦਗਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

Attendance: Christine Rowlands, Nick Shears, David Brown, Sherry Baker, Twyla Smith

Regrets: Nick Bakalos, Mike Henrey, Dustin Brisebois

1. The meeting was called to order at 6:30 p.m. with a quorum established.
2. The agenda was reviewed and adopted.
3. The minutes of the January 3, 2025, strata council meeting were approved.
4. **Financial report**
The financial report to January 31, 2025, was presented as part of the review of the AGM package.
5. **Gardening report**
 - Dave will follow up with asking the gardeners for a formal quote for fence and drain rock repairs/replacement.
6. **Maintenance reports**
 - **Gutter cleaning:** We were quoted \$5,500 for the recent gutter cleaning/repairs, but negotiated down to \$4,000 due to it taking much less time than anticipated.

- **Intercom:** There is no update on the cost/quote, but a resolution will be presented at the AGM for upgrades. Some units are still reporting that their intercom is not working, but most are, so it seems to be a connection problem with those individual units. We suggest checking for conflicts with cable/telephone internet connections.
- **Snow:** Nick S. and Don Baker spread some ice melt on the driveway and walkways before the snow, and it seemed to work well, with minimal shovelling needed.
- **Elevator:** Richmond Elevator attended today to fix the left elevator that was out of service.

7. Review of draft AGM package

We reviewed the revised draft of the AGM notice/meeting package, including the 2025/26 budget and strata fee schedule. Some items that were higher than usual were outlined, as discussed at the January 3 council meeting. The notice will be finalized and distributed by February 10, 2025.

8. 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.

- An email was received from SL#54 regarding a leak suspected to be from their upstairs neighbour's washing machine. Strata advised that if leaks were from one unit to another, the parties involved should contact their condo insurance companies first.

9. Other business

- The next meeting will be the AGM on March 10, 2025.
- The next council meeting will be on April 7, 2025.

10. Adjournment

With no other business to discuss, the meeting was adjourned at 7:05 p.m.

Submitted by Christine Rowlands.