

COUNCIL MEETING MINUTES – May 11, 2026

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2026/2027

PRESIDENT

Nick Bakalos - #415

TREASURER

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

AT LARGE

Mike Henrey - #103

Jeremy Boudreau - #407

Kathy Slocombe - #216

Fauve Moore - #205

**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

अवगत जानकारी विरल वरवे विसे वेले तिम चा पुरलवा वरवाच

Attendance: Sherry Baker, Christine Rowlands, Nick Bakalos, Jeremy Boudreau, Kathy Slocombe, Fauve Moore, Mike Henrey

Regrets: David Brown

1. The meeting was called to order at 6:32 p.m. with a quorum established.
2. The agenda was reviewed and adopted.
3. April 6, 2026, strata council meeting minutes were approved.
4. Unfinished business: changes to email, email list, generator
 - Nick adjusted the email signature for official strata emails, and will look into changing the “from” name to “BCS 1676.”
 - A new email distribution list for the building was created and has been used successfully for a couple of notices.
 - It was agreed that the generator should be used only as little possible (e.g. for opening the gates during a power outage), and that new gates with battery backups should negate the need for using it at all.
5. **Financial report**
 - We are still waiting to get Kathy access as the third signing officer for the bank accounts at Scotiabank. Sherry will follow up with the bank officer to schedule a meeting.

- Sherry reviewed the financial statements to April 30, 2026. The contingency fund is currently at about \$348,643. Utilities look “negative” but they are accrued until paid (e.g. annual sewer costs). There are several accounts payable on the books due to activities like window and duct cleaning and tree removal, as well as costs associated with annual fire inspection. Repairs and maintenance currently looks high because of the hot water tanks being paid via the strata accounts, but these costs will be paid back by the participating units. Elevator costs were higher than usual this month because a previous charge we had disputed was resolved (for a weekend service call that was not included in the contract).

6. Gardening report

- Bartlett Tree Services came and removed the problem tree. It was replaced with a new Pacific yew tree (about \$900). Strata volunteers have cleared ivy around the new tree, and it is being watered twice a day.

- Metro Vancouver water restrictions came into effect on May 1, prohibiting lawn watering, but volunteers are hand watering the trees and shrubs around the building.

7. Maintenance reports

- **Fire inspection/testing alarms**—DSN came on April 8 and issued a deficiency report for various repairs and replacements. The “fire hydrant flush” (aka fire department connection hydrostatic test) test failed, and repairs and retesting will cost \$2,500. Eight units had smoke alarms identified as due for replacement; they will get a letter informing them of this and offering to have DSN replace at their expense.
- **CO system inspection**—Global Gas Detections inspected and repaired the CO ventilation fans.
- **Carpet cleaning**—done quarterly by Servus on April 8.
- **Dryer duct cleaning**—National Air came and cleaned the dryer ducts on April 27–29. Some units were not accessed for the cleaning from the interior. SL1’s duct was found to have blocked airflow and condensation on the ceiling (first-floor units have smaller, narrower dryer ducts), so strata will need to get quotes on having this repair done.
- **Transformer cleaning**—Accurate Power Group will be cleaning the transformer on June 5. This will require all power in the building to be shut off for the day (9 am-3 pm). A notice will be prepared to go out to all residents as soon as possible.
- **Electrical systems**—Nightingale Electric did its semi-annual inspection on April 9.

8. Hot water tank replacements

The hot water tanks have now all been delivered and installed. The project for the most part went smoothly and a total of 59 units took part, plus a new tank was installed in the guest suite.

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.

- SL11 emailed about replacing the lobby chairs. Council noted that the chairs could cost about \$4,000 each to replace. They are original to the building and get a lot of use, but are also regularly maintained and polished to help mitigate scratches, stains, etc. The purchase of new chairs is deferred, as there are other priorities.
- Two emails were received from SL64:
 - RE: window washing. Some complaints were received about the quality of the job; she was asked to report through Black Tie’s QR code survey link posted in the building for feedback.
 - RE: plumbing and maintenance. She inquired about why, at the same time as the water heater replacement, we were not offering other plumbing maintenance in units. This was beyond the scope of the project, and as per the BC Strata Property Act, the strata corporation is responsible for common property and individual owners are responsible for the maintenance of equipment inside their unit.
- SL25 wrote about finding debris from and seeing mice on their balcony. In general, if there are rodents/pests inside, we can call Orkin about it, but pests outside are out of our control.
- SL50 wrote because the unit directly downstairs (SL33) has complained to her about a water leak supposedly coming from her bathroom into his shower and asking her not to use her shower. This would require more investigation involving the unit below; generally, owners are advised to contact their respective insurers.

10. Other business

- The next council meeting is scheduled for June 8, 2026.

11. Adjournment

With no other business to discuss, the meeting was adjourned at 7:28 p.m.

Submitted by Christine Rowlands.