

## COUNCIL MEETING MINUTES – September 9, 2024

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](http://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 ਉਲੰਘਾ ਕਰਵਾਓ

**Attendance:** Christine Rowlands, Sherry Baker, Nick Shears, David Brown, Nick Bakalos, Mike Henrey, Twyla Smith

**Regrets:** Dustin Brisebois

1. The meeting was called to order at 6:32 p.m. with a quorum established.
2. The agenda was reviewed.
3. The minutes of the August 12, 2024, strata council meeting was approved.
4. **Financial report**  
The financial updates were not available in time for the meeting; Sherry will send an update by email later.

The building insurance is due for renewal on October 1, so HUB does need an updated valuation of the building and assurance that we are mitigating the issue that caused the leaks – more on this in the maintenance report.

### 5. Gardening report

- The gardeners have agreed to give us an assessment and budget figure for doing the fence and drain rock retainer work. They also need to do the cleanup and removal of ivy and brambles beneath the heritage trees in the back.

- It was noted that George, a volunteer from the building, has been doing a great job of watering the shrubs and trees in front with the hose.

### 6. Maintenance reports

- **Roof:** The scaffolding for the roofing project is expected to be taken down on Wednesday (September 11). Some repairs on the gutters still need to be completed, and a \$32,000 holdback on the final payment is being done until then.
- **OnSide Restoration:** Don Baker will follow up with OnSide that first-floor repairs have not been completed.

- **DSN fire safety:** We will have a meeting with Andrew, owner of DSN, regarding the sprinkler pipes freezing and the need for insulation (approximate cost of \$25,000). This will need to be done to show the insurance company we are mitigating the problem.
- **Intercom:** Four units have added their names to the notice posted in the mailroom. Mike has contacted Reliable to look into this, as well as the problems with the FOB control computer.
- **Dryer ducts:** Dryer duct cleaning is scheduled for January 2025.
- **Window cleaning:** Scheduled for Monday, September 16, 2024.

#### 7. Newsletter

Daniel G., a resident, has volunteered to help with producing a newsletter for the building. Has professional experience in communications with CUPE.

#### 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](mailto:14victoriahill@gmail.com) with your name and unit number. You should receive a response in 48 hours.

- SL#39 has requested permission to get a second dog. They would like to adopt the dog, as a family member is no longer able to care for it. It is noted that they are responsible pet owners with a good track record, so this application should be approved.

#### 9. Other business

- The guest suite is once again available.
- The next council meeting is scheduled for October 7, 2024.

#### 10. Adjournment

With no other business to discuss, the meeting was adjourned at 6:52 p.m.

Submitted by Christine Rowlands.