

COUNCIL MEETING MINUTES – May 5, 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 ਜਲਦਗਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

Regrets: Dustin Brisebois, Twyla Smith

1. The meeting was called to order at 6:32 p.m. with a quorum established.

2. The agenda was reviewed and adopted.

3. The minutes of the April 14, 2025, strata council meeting were approved.

4. Financial report

The financial report to April 30, 2025, was presented. The gas, electricity and utilities are all on the high side compared to YTD, but for gas at least, the heating season is over. The fire protection amount was also high, but it was for the annual DSN inspection.

We have opened a new account at Scotiabank; Sherry and Christine are currently signatories. We have deposited \$90,000 in the account, including a \$75,000 GIC for the CRF.

SL#59 was finally sold, so they should be settling the outstanding strata fees from the former owner's estate soon. Interest will be charged according to the bylaws.

5. Gardening report

- Dave reports that the retainers and drain rock repair around the back of the building should be starting next week.
- Metro Vancouver watering restrictions came into effect May 1, limiting lawn watering/sprinklers to 2 hours per week. Dave will prepare a notice for the 1st floor units with lawns.

6. Maintenance reports

- **Intercom:** We received a (verbal) quote from Reliable for \$1,100 (8 hrs labour) to rewire and reprogram the intercom boxes (4). They do not know if an upgrade will be needed to support extra phone numbers (i.e. whether the boxes currently support 75 or 150 numbers). An upgrade to higher numbers, if not currently available would be about \$2,000. Reliable will also be coming to repair the broken keypad/microphone on the driveway box, so we should ask them to check the capacity then. We will also ask another company for a second quote.

- **Building washing:** We got a lower quote than Servus from Black Tie, who already does our window washing, to clean the exterior and patios as well as the windows. It is recommended to do all at once from the top down to ensure cleaning solutions aren't dripping onto already cleaned surfaces. So we will go ahead and schedule Black Tie for the cleaning. Budget to come from maintenance (\$14,200) and window washing (\$3,000).
- **Elliptical machine:** We are still waiting for an update on repair.
- **5th floor ceiling:** The contractor visited and thinks the ceiling can be patched rather than replaced, but it is still a large area to repair. He is working on a final quote, but about \$5,000 is expected. We will need to give some notice to 5th floor residents about this work occurring.
- New compost and container bins were delivered.

7. Newsletter

A newsletter was drafted with the help of a building volunteer and printed/posted around the building. It included information about the building washing project, intercom upgrade, fire safety and other reminders. It has had a good response so far.

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.

- Several emails were received about registering phone numbers for intercom access as a result of the newsletter.

9. Other business

- Nick B. will get access to the strata email and begin compiling a list of phone numbers for the intercom project.
- The next council meeting will be on June 9, 2025.

10. Adjournment

With no other business to discuss, the meeting was adjourned at 7:08 p.m.

Submitted by Christine Rowlands.