

## COUNCIL MEETING MINUTES – November 4, 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 ਜਲਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

**Regrets:** Twyla Smith, Dustin Brisebois, Sherry Baker

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 October 7, 2024, strata council meeting was approved.
4. **Financial report**  
Due to Sherry's absence, we did not have a financial report at the meeting.

A post-meeting update was sent by email stating that the balance sheet showed the bank is overdrawn, but the monthly transfers have not been done so that the insurance could be paid. This was voted on at the AGM. We are showing a loss of \$10,371.91, since we had to pay the \$25,000 insurance deductible and the roof was over budget by \$10,190.12 mostly due to the vote to hire an inspector.

### 5. Gardening report

- The leaves from Monday's windstorm will need to be cleaned up.
- The lawn sprinkler system has been shut off for the season.
- Don Baker and Dave have planted a new maple tree between suites 102 and 103.

### 6. Maintenance reports

- **OnSide Restoration:** Appears to be finished the work on the 1<sup>st</sup> floor.
- **DSN fire safety:** DSN is rescheduling this week to investigate the "low points" or grading of the fire sprinkler system, assess for any insulation needs and drain valves, if needed.
- **Intercom:** No update.
- **FOB computer:** We will go ahead with the computer quote from Reliable; Mike to follow up with them again.
- **Gym equipment:** It was noted that a treadmill and elliptical machine were not working. Sherry had contacted the contractor and a technician seems to have attended and repairs in progress.

## **7. 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.

- Nothing was brought forward to discuss.

## **8. Other business**

- We would still like to get an appointment calendar function onto the website for amenity room/guest suite rentals. Nick B. had some ideas about how to integrate, and will work with Christine on this.
- The Halloween party went well, with lots of kids in attendance.
- Plans for a Christmas party are TBD.
- The next council meeting is scheduled for December 2, 2024.

## **9. Adjournment**

With no other business to discuss, the meeting was adjourned at 6:54 p.m.

Submitted by Christine Rowlands.