

COUNCIL MEETING MINUTES – December 1, 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 ਜਲਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

Regrets: Twyla Smith, Mike Henrey, Nick Bakalos, Dustin Brisebois,

1. The meeting was called to order at 6:37 p.m. A quorum was not established, but no items requiring votes were anticipated.

2. The agenda was reviewed and adopted.

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

4. Financial report

The financial report to November 30, 2025, was presented. The income statement now shows a deficit of \$30,523, due to previously mentioned reasons as well as the extra costs for the intercom replacement/upgrade project.

5. Gardening report

Dave is still working through the permit application for the problem tree.

6. Maintenance reports

- **Gym equipment:** As mentioned in previous minutes, our gym equipment repair contractor is retiring, but they gave a recommendation for a new contractor. We briefly reviewed the contractor's flyer and will schedule a meeting for more information.
- **Fire protection:** DSN has attended to winterize the sprinkler pipes.
- **Snow removal:** As usual, if it snows, we have volunteers to help with shovelling the walks and driveway. We do need people to help operate the snowblower (Don Baker will teach how to do it) – a notice will be posted in the mailroom asking for volunteers.

7. Newsletter

A fall/winter newsletter was written and posted in the elevators, with some extra copies available in the mailroom.

8. Christmas party

The date of December 13 at 3 p.m. was confirmed with “Santa.” The party was mentioned in the newsletter, but a notice will be posted a week before the party as well.

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.

- The owner of SL42 sent an email with concerns about condensation forming on their windows. This is thought to be due to moisture in the air of the unit and they were advised to use the exhaust fan while cooking, and also set a bathroom fan to run for a few hours a day (a panel in the closet can be used to set a program for this; Sherry will send instructions).

10. Other business

- Due to scheduling in the new year, it was proposed to set an AGM for March 2, 2026. Notices will need to be prepared and distributed by early February. More will be discussed about the meeting package in January.
- The next council meeting will be on January 5, 2026.

11. Adjournment

With no other business to discuss, the meeting was adjourned at 6:58 p.m.

Submitted by Christine Rowlands.