

COUNCIL MEETING MINUTES – June 9, 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 ਜਾਣਕਾਰੀ 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 6:35 p.m. with a quorum established.
2. The agenda was reviewed and adopted.
3. The minutes of the May 5, 2025, strata council meeting were approved.
4. **Financial report**
The financial report to May 31, 2025, was presented. Gas and electricity were still high, but for gas at least, the heating season is over. Fire protection amount was also high, but is mostly done for the year. Mechanical is high due to repairs on rooftop equipment.
Guest suite rentals are busy, so revenue is good from that.
5. **Gardening report**
 - Dave reports that the retainers and drain rock repair around the back of the building is in progress (about 60-70% done). The quote was about \$2,500.

- We have turned sprinklers on for a limited time on Saturdays, and volunteers are hand-watering the trees and shrubs, as allowed by the watering restrictions.
- The heritage tree behind the building was discussed, as it has a noticeable split in the trunk and some branches are leaning down toward the ground. We would need an arborist report to decide if anything should be done with it. Dave will get a quote on the cost of a report.

6. Maintenance reports

- **Intercom:** Mike is talking to Allcom to get an alternate quote for the intercom upgrade.
- **Building washing:** Black Tie has been scheduled for July 7-11 for the building, window and patio washing. We've received some questions about preparing/moving/covering patio items, so we will do another newsletter about this topic. It was also proposed to forgo parkade cleaning this year to save on the maintenance budget (spot cleaning can still be done if needed). Council approved this decision.

- **Elliptical machine:** We have not gotten an answer about the cost of repairs. It was noted that a replacement (commercial grade) machine would cost about \$6,000, which is not budgeted for this year. If replacement is needed, we would need to approve this cost at the next AGM.
- **5th floor ceiling:** The ceiling repairs are almost complete and the walls just need repainting.
- **New gate at guest suite:** The “nook” outside of the guest suite was problematic, and a new gate has been installed to help keep people out. It matches the fence well and cost about \$700.
- **DSN:** It was noted that DSN will be coming in for its three-year “flush” of the sprinkler system.

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 with your name and unit number. You should receive a response in 48 hours.

- The son of the sellers of SL#59 has sent emails disputing the interest on late strata fee payments from the estate. They claim that they were not “notified” of interest owing; however, fees and interest on late strata payments is written in our bylaws (div.1, section 1). We waived late payment and NSF fees. We have received the cheque for the strata fees owed (\$8,397.40) but the interest (\$589.85) needs to be paid via the lawyer handling the sale.
- SL#19 emailed a request for preliminary permission to get a dog in addition to the two cats they already have. Our bylaws (section 4(11)) allow for one cat or dog (the owner’s two cats were present before the bylaw changed from two pets to one) and additional pet(s) with approval. However, we have not typically approved more than two pets (e.g., owner with one pet requesting permission for a second) nor granted pre-approval for pets not in the near future. A response will be drafted for the owner.

8. Summer BBQ

The summer barbecue will be held on Saturday, July 26. Hot dogs/hamburgers/drinks will be provided (bottle returns funding). We will just need a barbecue and volunteer to grill.

9. Other business

- Newsletter to be created with update on building washing date, BBQ, and reminder that no more EV charging is available.
- A bike locker clean-up was proposed, but no further discussion at this time.
- The next council meeting will be on September 8, 2025, unless otherwise needed during the summer.

10. Adjournment

With no other business to discuss, the meeting was adjourned at 7:45 p.m.

Submitted by Christine Rowlands.