

COUNCIL MEETING MINUTES – August 12, 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

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 ਵਿਸ਼ੇ 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 6:33 p.m. with a quorum established.

2. The agenda was reviewed.

3. The minutes of the June 17 and July 8, 2024, strata council meetings were approved.

4. Financial report

Sherry presented the financial statements up to July 31, 2024. The interest on some of the GICs the CRF was invested in was higher than expected, which is good. Also in regards to the CRF, the withdrawal for the roof project won't happen until the final invoice and inspection.

On the budget, there was a charge for alarm monitoring that we are disputing, and we are waiting for an invoice for fitness equipment servicing. We also received a \$262 bill for a pest control visit because an owner reported bed bugs (which turned out to be a false alarm). Since the service only affected the one unit, this charge should be passed on to the owner.

5. Gardening report

- Volunteers have been watering shrubs, which is very helpful.
- Dave will conduct a survey along with the landscapers about replacing/repairing drain rock retainers and rotting fence posts and get some estimates on costs.
- It was noted that overhanging branches of trees along walkways/paths need to be trimmed, and the ivy and brambles under the heritage tree behind the building need to be cleaned up.

6. Maintenance reports

- **Roof:** The roofing project has taken longer than expected due to the complexities of flat roofs, but the contractor says they expect to be finished by August 31. They have also fixed the gutters/downspouts.

- **OnSide Restoration:** The two units they are repairing are expected to be finished by August 31.
- **DSN fire safety:** DSN will be here tomorrow (August 13) to fix the deficiencies in its report. We will send a letter to units with outdated smoke detector to advise them to replace.
- **Intercom:** On the notice posted in the mailroom, only two units reported their intercom from front door is not working. We will call Reliable Security to check these two. Upon discussion, it is suspected that switching internet/cable service providers and wiring could be a factor.
- **Dryer ducts:** Dryer duct cleaning is scheduled for January 2025.
- **Window cleaning:** Scheduled for September 16, 2024.

7. **Novus in guest suite**

There is no update, as the suite is still occupied.

8. **Website**

The website is up and running again with all minutes and documents posted. We will look into adding an “appointment calendar” function for amenity room/guest suite rentals.

9. **Newsletter**

We have posted an information sheet in the elevators, etc. with information on the status of various projects (as outlined above) and reminders about commonly received complaints.

10. **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.

- SL#64 has sent several emails on various topics including the gutters/downspouts/roof project, pests, the garbage/recycling room, and holes in the ceiling that were left unfilled from a repair job. We have responded to some of these concerns privately, and went to take a look at the ceiling to see what was required (e.g. some spackle and paint). A number of these concerns were also summarized into the information sheet mentioned above that was posted around the building.

11. **Other business**

- There was a proposal to remove the garbage can from the car wash area on P2, as it seems to rely on voluntary initiative to empty the waste. It was decided to remove this clutter; people can take their waste to the garbage/recycling room on P1.
- There was also a proposal to have the painted baseboards touched up, especially around elevators or doors where there are visible scuffs. This will be followed-up further to see where we can make these repairs and if we have matching paint available.
- The next council meeting is scheduled for September 9, 2024.

12. **Adjournment**

With no other business to discuss, the meeting was adjourned at 7:16 p.m.

Submitted by Christine Rowlands.