

**MINUTES
COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 1318
WINDSOR WOODS**

Held on Tuesday, October 28, 2008
Within the Meeting Room in the Burton
5556 14th Avenue, Delta, BC

COUNCIL IN ATTENDANCE:	Doug Perry	President
	Lowell Holland	Vice President
	Peter Bono	Treasurer/Secretary
	Gordon Lysyshyn	
	Blayne Beattie	Bylaw Enforcement
	Andrew Conley	Parking/Security
	Randy Chartier	Pet Committee

PROPERTY MANAGER: Elsa Carvajal

REGRETS:	Justine Geboers	Bylaw Enforcement
	Tina Thygesen	Commercial Rep.

The meeting was called to order by the President at 6:00pm. It was mentioned that the meeting scheduled for October 21, 2008 was moved to October 28, 2008.

Paul Cummings from ECNG was not able to attend the meeting. He's been re-scheduled for the Council meeting in November.

APPROVAL OF AGENDA

MOTION: It was moved/seconded and carried to approve the Agenda.

APPROVAL OF MEETING MINUTES

It was MOVED, SECONDED, AND CARRIED to approve the minutes of the Strata Council meeting held on September 9, 2008.

CORRESPONDENCE

1) An owner reported that on Sunday, September 14, someone in the suite across from hers was trying to catch a fish. He was very loud and said that he caught one by its tail. A dead fish was found in the lagoon that day.

A letter was sent to the owner of that suite requesting information about this matter. She replied stating that one of her guests was foolishly trying to show off by reaching for the fish. She was inside the suite, but according to her other guest who was outside, he did not touch the fish. She expressed her disgust about this incident and regrets that her guest was doing anything to disturb the fish. She has talked to her guests about this incident.

Council agreed that no further action is required.

2) Several complaints were received regarding a rowdy party that happened on the evening of Thursday, September 18, 2008, at around 8:00pm and continued until 1:00am when the Delta Police finally arrived. The people at the party were making loud noises and playing loud music. Fowl language could be heard constantly over the music.

On September 19, 2008, a letter was sent to the owner requesting information about this matter. The owner did not reply.

MOTION: It was moved/seconded to charge a \$200.00 fine to the owner for contravention of Bylaw 7.1.a & b and Bylaw 2.3.a. CARRIED UNANIMOUSLY

3) Complaints were received regarding kids smoking and partying in the waterfall area. The gates cannot be locked because they are a fire exit.

A quote to adjust the height of the fence was reviewed for a total of \$3,670.00. It was agreed to investigate this matter further.

RESIDENTS SHOULD IMMEDIATELY CALL THE POLICE TO REPORT ANY MISHCIEF IN THAT AREA

4) An owner sent a letter complaining about a neighbour playing loud music during the day as well as the apparent smell of marijuana coming from that suite. The owner called the police on October 2, 2008 at 4:30pm regarding the marijuana smell.

On October 8, 2008, a letter was sent to the owner requesting information on this matter. She replied to the letter on October 10, 2008, stating that she had asked her son to use earphones. Regarding the marijuana complaint, she stated that her son and friends were smoking Primetime cigars that are very stinky. She mentioned that she has talked to her son and asked him not to have his friends over if they can't behave properly.

It was agreed to send her a reminder letter.

5) An owner sent a letter explaining that it was financially imperative for them to sell their apartment in order to be able to move to a care home due to the husband's declining health and debilitating illness. The only offer that they had was from a potential buyer

who has an oversized dog. The request from the owner was for Council to consider an exemption to the Bylaw that pertains to the weight of dogs (Bylaw 7.5.2).

Due to the urgency of the matter, the request was sent to the Council via email on October 6, 2008, for their consideration

On October 7, 2008, Council reviewed and voted on the matter with the following results:

3 in favour (subject to meeting the potential buyer and the dog)
 1 opposed
 3 in favour
 2 abstained

On October 10, 2008, two Council members met the potential buyer and the dog and found no objections to the dog

The final vote was:

6 in favour
 1 opposed
 1 abstained

On October 14, 2008, the Council sent a letter to the owner approving their request to sell their unit to the potential buyer with an oversized dog in the understanding that all the Bylaws concerning pets apply to this pet and that any future pets would have to be in agreement with the Bylaws, including the weight restrictions.

Council's decision to approve the dog was based on the fact that Bylaw 7.5.2 allows exemptions specifically approved by the Council as well as on the financial and personal hardship that the owner expressed in her letter.

6) An owner complaint about a humming noise in their suite. The matter was investigated. By the initial description it appeared that what they were hearing could be the humming of the main vault when they had their window open at night. They suggested insulating the walls and ceilings of the room which cannot be done since the room must remain cool. After further description of the noise, it was indicated to the owner that the noise could not be from the main vault. They were asked to find out if any of their neighbours left a fan on at night that could be causing the humming noise. There were no further complaints.

7) An owner who paid for half of the installation of an electrical outlet to charge his scooter requested the strata for the reimbursement of the amount he paid. He stated that he understood that there was only going to be one plug in the electrical outlet and that the outlet installed has two plugs and that the second plug can be used by other owners.

It was stated that the only reason why the strata paid for half of the installation was because other owners would use the electrical outlet as well. The owner was explained

this before the installation of the outlet. He is the single user of one of the plugs and other residents can use the other one.

MOTION: It was moved/seconded that the money will not be reimbursed since he must pay for what he is using. CARRIED UNANIMOUSLY

PROPERTY MANAGER'S REPORT

Maintenance

A general summary was given regarding repairs, maintenance, and security incidents.

Garbage

Along with the Municipality's new recycling program, it was reminded that cans and plastic containers must be rinsed before being discarded and that garbage bags should be tightened.

Ramp quotes

Three quotes were presented regarding re-coating the P2 ramp. It was agreed to further investigate this matter.

Windows Oxford

The carpet in some areas of the Oxford has faded due to the sun rays. Some options were reviewed. It was agreed to investigate this further.

REPORT ON LITIGATION

Mr. Perry's interrogatory has been re-scheduled for November 6, 2008.

FINANCE

The financial statements did not arrive on time for the meeting due to Wynford's changes in their computer system.

It was advised that even though a demand letter has been sent to an owner regarding his pending balance and a lien has been charged to the unit, his account is still in arrears. A for sale order from Court will be considered if the balance continues to increase.

NEW BUSINESS**Reflective strips on bridges**

It was suggested to add reflective strips at the end of both bridges.

Yellow line – View Crescent

An area of the curb in View Crescent needs to be painted yellow.

Oxford / Fire door

Two fire doors in the Oxford building need further adjustments.

There being no further business, the meeting was adjourned at 8:00 pm. The next Council meeting was scheduled for Tuesday, November 25, 2008.

For LMS 1318 Windsor Woods Strata Council,

Doug Perry
President