

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

Held on Tuesday, September 9, 2008
Within the Meeting Room in the Burton
5556 14th Avenue, Delta, BC

COUNCIL IN ATTENDANCE:	Doug Perry	President
	Peter Bono	Treasurer/Secretary
	Gordon Lysyshyn	
	Blayne Beattie	Bylaw Enforcement
	Justine Geboers	Bylaw Enforcement
	Randy Chartier	Pet Committee
	Tina Thygesen	Commercial Rep.

PROPERTY MANAGER: Elsa Carvajal

REGRETS:

Lowell Holland	Vice President
Andrew Conley	Parking/Security

GUEST BUSINESS

The owner who was requested by Council to attend the meeting to discuss his Bylaw contraventions was not able to be present. He asked to make arrangements to be present at the next Council meeting.

The meeting was called to order by the President at 6:00pm. It was mentioned that the meeting scheduled for September 16, 2008 was moved to September 9, 2008.

APPROVAL OF MEETING MINUTES

It was MOVED, SECONDED, AND CARRIED to approve the minutes of the Strata Council meeting held on June 18, 2008.

CORRESPONDENCE

1) A complaint was received on August 6, 2008, regarding Starbucks opening hours changed from 5:30am to 5:00pm and the constant noise from engines left running and car alarms early in the morning.

It was informed that on August 28, 2008, the President and Treasurer met with Mr. Michael Duncan, Starbucks District Manager, and the owners of the strata lot. The concerns were discussed and Mr. Duncan committed to change the opening hours back to 5:30am.

Additionally, Mark Dedick from the Delta Municipality was contacted who indicated that there are no restrictions in the hours of operation for commercial business. As well, he indicated that their bylaw inspectors do not deal with regular traffic noise.

The strata bylaw in Part VII, Section 7.1 that restricts undue traffic of noise between the hours of 10:30pm and 7:00am refers strictly to Residential Strata Lots.

In dealing with this situation, the Strata Council has met with Starbucks personnel and the strata lot owners, talked to the corresponding Municipality authorities and reviewed the strata Bylaws.

A letter was sent to the owner on August 29, 2008 informing him of these results.

2) Complaints have been received from several owners regarding skateboarders coming in through the Waterford side. They've requested to have the gate closed 24/7. They are concerned about being hurt by the kids who violently skateboard in the area. As well, they are troubled about the kids possibly damaging the cars.

After general discussion of the situation, the Commercial Representative suggested a compromise for different hours in which commercial customers could be accommodated.

The response was that the underground parking was intended to be a secured area. The request to close the gate 24/7 was reiterated.

The Commercial Representative committed to review the situation with Mr. Sean Hodgins, from the Century Group.

3) An owner requested an extra gym card because his schedule to use the gym does not coincide with his daughter's.

It was moved/seconded to provide the gym card when receiving the corresponding \$75.00 fee for it. CARRIED UNANIMOUSLY

4) An owner asked permission to install a bike rack on the parkade by his parking stall.

It was moved/seconded to approve his request providing the car does not stick out further than the parking stall space once the rack is installed. CARRIED UNANIMOUSLY

5) An owner sent a complaint regarding noise from her neighbours above, stating that she can hear every move in the unit.

It was agreed to have a Council Member witness the noise and evaluate the situation. His phone number will be provided to the owner. CARRIED UNANIMOUSLY

3) An owner asked permission to install an extra electrical outlet in the parking area to charge his scooter. It was authorized for the strata to pay for half of the installation since other owners could use the outlet to vacuum their cars. This was informed to the owner as well as the extra annual fee of \$30.00 that he had to pay for electricity consumption.

The owner paid for half of the installation, but has not paid the \$30.00 for electricity consumption. Additionally, he has taped the second plug in the outlet arguing that he does not want anybody to use it because his scooter gets dusty when someone vacuums their car in that area. He stated that he understood that owners would use the outlet once he moved out.

He has been informed that owners have the right to use the plug and that he can cover his scooter if dust is a concern.

It was moved/seconded that if he does not abide to the original agreement by removing the tape and paying the corresponding fee for electricity consumption, the wires will have to be disconnected. CARRIED UNANIMOUSLY

4) An owner sent his comments regarding the AGM meeting. He stated that the way that the Wynford's representative conducted the votes led to confusion. He also mentioned that the strata fee increase was not dealt with during the budget explanation.

Comments were noted and will be taken into consideration for future meetings.

5) An owner requested to have her patio painted after the deficiencies were corrected by the contractor.

It was mentioned that arrangements have already been made to paint the patios.

6) A suggestion was received to investigate Leaf Guard Gutters. The information from the company was reviewed and found to be an expensive product and inappropriate for the strata's setting.

7) A complaint was received regarding residents slamming the green gates by the Somerset corridor. It was mentioned that the same happens in the Oxford South building.

The Property Manager will look into adding rubber cushion to the doors.

PROPERTY MANAGER'S REPORT

Maintenance

A visual presentation was given by the Property Manager covering a summary of repairs and maintenance done during the months of July and August.

Continuing Education

Elsa has joined PAMA, the Professional Association for Managing Agents, through which she will be taking different courses to continue her education and better serve the strata corporation. She is covering all her membership and seminar costs.

Recycling Green Waste

Delta Municipality is investigating this project. Nothing has been implemented yet.

Carpet replacement for Burton and Oxford buildings

Quotes were reviewed to replace the worn out carpet of the Burton and Oxford buildings. In some areas of both buildings the carpet is separating and the stains in some of the floors are irremovable. In doing both buildings at the same time, there would be some savings in the price of the carpet.

It was moved/seconded to do both buildings with a local contractor providing his prices are competitive. The Burton carpet will be covered with the carpet reserve funds and the Oxford building with funds from the residential CRF. CARRIED UNANIMOUSLY

Starbucks Recycling Bins

Liquid is constantly leaking from the recycling bins staining the floor under on the back of the Oxford South building. Starbucks' personnel have been informed of this situation several times, but the situation has not been corrected.

The Commercial Representative took note of the matter.

Campton Siding North Side

The rock siding on the North side of the building has detached and needs to be replaced. Repairs will be done within the next couple of weeks.

REPORT ON LITIGATION

Mr. Perry's interrogatory was cancelled by the Plaintiffs lawyer due to illness. The session has not been re-scheduled.

FINANCE

The Treasurer reported that August operated within budget.

The following expenses from CRF were reported:

CRF Residential

Locks Somerset and Oxford	\$3,354.84
Locks commercial hallway and keys for residents	\$1,627.76

CRF Joint

Repairs in suite 101 Campton/pipe leak	2,047.50
Repairs to paving stones Oxford South entrance	1,181.25
New fire panel parking areas	6,189.75
Burton siding on roof	12,085.50
Repairs Somerset W. paving stones	1,312.50

AGED RECEIVABLE REPORT

The following amounts were reported:

- Total pending strata fees plus late payment charges: \$ 6,283.38
- Total pending fines plus late payment charges: \$200.00
- Total common property damages: \$ 3,673.05
- Total aged receivables: \$10,156.43

NEW BUSINESS

Increase Traffic/View Crescent

Since the opening of the mall, there has been an increase in traffic. Heavy trucks are cutting through View Crescent in spite of the signs.

It was agreed to examine the situation.

Ramp in P2

The ramp is very slippery when wet. Adding traction is necessary.

The Property Manager will look into this.

There being no further business, the meeting was adjourned at 8:30 pm. The next Council meeting was scheduled for Tuesday, October 21, 2008.

For LMS 1318 Windsor Woods Strata Council,

Doug Perry
President