

COUNCIL MEETING MINUTES

VICTORIA VILLA STRATA NES 46

May 28th, 2009

Realty Executives Cranbrook Agencies Real Estate
911 Baker Street, Cranbrook

Attendance Till Routley Jim Mitchell
Scott Miles by Telephone

Regrets Gary McCarthy Mike Barron

Staff Sharron Billey Jean Klein

Called to Order by Strata Manager, Sharron Billey at 10:10 am

Additions to agenda Yes Parking Lot,
Windows,
Electrical

Approval of Revised Agenda

Moved by Jim Mitchell, Second by Till Routley, Carried

Approval of March 24th, 2009 Council Meeting Minutes as circulated

Moved by Jim Mitchell, Second by Till Routley, Carried

Financial Report Each month Strata Management is required to transfer 10% from Operating Fund to Contingency Reserve. The Operating Fund account is used for regular maintenance, such as janitorial, electrical work, hydro etc. The Contingency Reserve Fund is used for larger maintenance or up-grades, such as Painters. Balance of Operating Fund: \$5,500.65 as of April 30th, 2009. Balance of Contingency Reserve Fund: \$17,517.09 as of April 30th, 2009. Motion to review financial report by Scott Miles, Second by Jim Mitchell, Carried

Old Business **Yuill Paint:** The painting is now complete and paid in full. The job may have taken quite some time to complete but the units look great.
Electrical: The electricians have been installing 4 alarm panels and mounting visible lights that will flash when there is any kind of problem. 3 panels are working great, the 4th has a ground fault wire issue. There is a smoke/heat detector not working properly. All the common areas have been checked and are all working fine. The problem is within a unit. To complete the job the electricians must enter each and every unit. They were not able to do so.

Parking Lot: Strata Management has received quotes, 1) Parking Lot Pothole Repair \$1,700. 2) Parking Lot Overlay \$19,870.00 (South Parking Lot). Total for the 2 quotes is \$21,570.00. Council could decide on quote #1, or call a **Special General Meeting** and suggest doing quote #1 and #2 or suggest re-doing the entire parking lot to be re-done

Windows: Victoria Villa needs new windows. 13 units have the old windows (52). Some owners can't wait for a decision to be made at the AGM held in late fall. 2 quotes have been retrieved to replace one unit's 4 windows. 1) \$2,700.00, top grade vinyl sliders. 2) \$3,300.00, air tight vinyl sliders. Should the strata fee be raised and that money be transferred directly into a "window" account? Victoria Villa could save enough money in one year to have all the windows replaced. Windows will be addressed at the SGM.

Carpet: Common area carpet could also be done if quote #1 of the parking lot is chosen. There is enough money in the Contingency Trust Fund to do this. Strata Management will retrieve 3 quotes to replace the carpet. Carpet will be added to the SGM Agenda.

Victoria Villa is on the right track of getting large items up graded or redone. Large items need to be prioritized and a plan put in place.

New Business

Contract: Victoria Villa's contract with Sharron Billey is due. Council will sign. Sharron also informed the Council that she has sold Cranbrook Agencies as of July 1st, 2009. The new owner has asked that Sharron continue to manage all strata and property management. The new contract will be in the name of the new company, **Realty Executives Cranbrook Agencies**. Any increase will be presented at the AGM for approval.

Date, Time and Place of Next Meeting: Special General Meeting, Saturday June 27th, 2009 at 1:00 pm. Place, Realty Executives Cranbrook Agencies Real Estate Boardroom. Strata Management and Owners will discuss and prioritize the Parking Lot, Carpets and Windows. Owners will decide on which avenue Victoria Villa will take. This SGM is important for all owners to attend and vote.

Motion to Adjourn at 11:15. Moved by Jim Mitchell, Second by Till Routley, Carried