

Attendance: Wayne Korb, Gary Crocker, Al Sibley, Anne Townes, Kim Bihari, Matthew Postey, and Tanyia McGarrigle.

Virtual meeting called to order at 7:00pm

Strata Guest Speaker: Lot #12 was in attendance to discuss a noise complaint that was brought to council's attention which will be reviewed and addressed by council.

Treasurer's Report

April 21, 2022

Operating:

Cash: \$19,931.77

Contingency:

Cash: \$7,693.85

GIC \$80,200.00

Total: \$87,893.85

Grand Total: \$107,825.62

WINDOWS REPLACEMENT PROJECT: Cash \$1,577.01 GIC \$45,000.00
Total: **\$46,577.01**

Reminder:

The EXTRA Strata Fee Payment for the Window Project will be collected through the Pre-authorized Debit (PAD) on MAY 15, 2022 and OCTOBER 15, 2022.

This EXTRA payment will be the same amount as the monthly Strata Fees collected the 1st of each month.

Caretaker's Report

Strata property is being maintained.

New Business

- The gable project deposit as been paid, the materials required have been ordered along with a lift for the back of the building when that area is to be worked on. Strata council will announce a start date along with all information regarding any safety information and parking lot interruptions. Please note that when the back of the building is being worked on, the balconies will be covered for approximately 1 day. There will be an added dumpster only for removed material, not for strata occupant use.
- The power washing of the buildings and parking lot will be deferred so that the gable repairs can be done. The only power washing that will be completed will be directly underneath the gables being worked on to remove any debris and to ensure that those specific areas are maintained accordingly.

- A Dover Strata Condominium owner has requested the names and addresses of all strata owners. This is permitted among the Strata Property Act. No other personal information has been provided. Please refer to the Strata Property Act Bylaw below.

Strata corporation records

35 (1)The strata corporation must prepare all of the following records:

- (a)minutes of annual and special general meetings and council meetings, including the results of any votes;
- (b)a list of council members;
- (c)a list of
 - (i)owners, with their strata lot addresses, mailing addresses if different, strata lot numbers as shown on the strata plan, parking stall and storage locker numbers, if any, and unit entitlements,
 - (ii)names and addresses of mortgagees who have filed a Mortgagee's Request for Notification under section 60,
 - (iii)names of tenants, and
 - (iv)assignments of voting or other rights by landlords to tenants under sections 147 and 148;
- (d)books of account showing money received and spent and the reason for the receipt or expenditure;
- (e)any other records required by the regulations.

(2)The strata corporation must retain copies of all of the following:

- (a)the records referred to in subsection (1);
- (b)the registered strata plan and any strata plan amendments as obtained from the land title office;
- (c)this Act and the regulations;
- (d)the bylaws and rules;
- (e)resolutions that deal with changes to common property, including the designation of limited common property;
- (f)waivers and consents under section 41, 44 or 45;
- (g)written contracts to which the strata corporation is a party;

- (h) any decision of an arbitrator or judge, or of the civil resolution tribunal, in a proceeding in which the strata corporation was a party, and any legal opinions obtained by the strata corporation;
- (i) the budget and financial statement for the current year and for previous years;
- (j) income tax returns, if any;
- (k) correspondence sent or received by the strata corporation and council;
- (l) bank statements, cancelled cheques and certificates of deposit;
- (m) Information Certificates issued under section 59;
- (n) the records and documents referred to in section 20 or 23 obtained by the strata corporation;
- (n.1) any depreciation reports obtained by the strata corporation under section 94;
- (n.2) any reports obtained by the strata corporation respecting repair or maintenance of major items in the strata corporation, including, without limitation, engineers' reports, risk management reports, sanitation reports and reports respecting any items for which information is, under section 94, required to be contained in a depreciation report;
- (o) any other records required by the regulations.

(3) Records referred to in this section must be retained by the strata corporation for the periods set out in the regulations.

Access to records

36 (1) On receiving a request, the strata corporation must make the records and documents referred to in section 35 available for inspection by, and provide copies of them to,

- (a) an owner,
- (b) a tenant who, under section 147 or 148, has been assigned a landlord's right to inspect and obtain copies of records and documents, or
- (c) a person authorized in writing by an owner or tenant referred to in paragraph (a) or (b).

The following tasks on strata property have been completed or are pending:

1. 6715:

- a. Repair to drywall next to fire panel in front lobby - COMPLETED
- b. Repair 4th floor ceiling hatch to sit flush with the ceiling - REPAIRED
- c. Scratch in ceiling near hatch - PATCHED
- d. 3rd floor exit signs need tightening - REPAIRED
- e. Crack in the paint above the door to 310 and above the door to the stairwell across the hall - PATCHED/PAINTED
- f. Light in west stairwell between second and third floor - COMPLETED

2. 6711:

- a. Holes in drywall to the left of the elevator filled/painted - PATCHED/PAINTED
- b. Repair EXIT sign by first floor fire door - REPAIRED
- c. Crack in the paint above the door to 230 and above the door to the stairwell across the hall - PATCHED/PAINTED
- d. Repair access hatch in the 4th floor stairwell (closest to Dickinson Rd) - COMPLETED

3. Both buildings or outside:

- a. Repaint parking lot lines and numbers. - PENDING
- b. Paint touches ups - TOUCH UPS COMPLETED (WILL BE ONGOING)
- c. Stairwell railings to be tightened as needed, - COMPLETED
- d. High ceiling spaces above back doors cleared of cobwebs – COMPLETED

The next virtual strata council meeting will be on Thursday, May 26, 2022 at 7pm.

Meeting adjourned at 7:55pm.