

Attendance: Wayne Korb, Anne Townes, Kim Bihari, Joanne Hogan, Rick deGroot, Gary Crocker

Not in Attendance: Tanyia McGarrigle

Virtual meeting called to order at 7:00pm

The January 19, 2023 minutes have been approved.

### **Old Business**

Strata council has received an extensive engineers report that the front gables of both buildings are in good condition where there is no immediate concern for repairs. There was a recommendation to clean up some organic matter at the bottom of the buildings as well as the eavestroughs to reduce accumulation of outside debris to keep the condition where it currently is.

### **Gables Project Update**

- Strata council has instructed our lawyer to send a demand letter to the original contractor to return \$30,000.00 for not fulfilling the remainder of the gables project. This letter was sent by email and regular mail on January 27, 2023. Please refer to future minutes for all updates.
- Please note that other than the information noted above on the gables project, the information below is repeated from previous minutes as there are no additional updates regarding council being informed in late December by the original contractor that he was contemplating bankruptcy and the sub-contractor with

whom the original contractor had hired was owed an outstanding amount of \$30,000 from the original \$68,000 that was paid. The subcontractor confirmed with the Strata Corporation that \$38,000 had been received by the subcontractor from the original contractor as of Strata's fiscal year end. The remaining balance of \$30,000.00 allegedly owing to the subcontractor is not yet resolved, nor has Strata received any notices/proof of claim related to the purported bankruptcy by the original contractor. Strata Council has begun discussions with Legal Counsel on this.

### **New Business**

- Roof leaks have been noted in an engineer's report. Strata council has reached out to a roofing company to set up an appointment for an assessment and more information will follow in future minutes.

### **Treasurer's Report**

- There was a previous vote approved at the 2022 AGM to power wash both buildings for \$10,500. Strata Council has determined that the front of the buildings need the most attention as the back of the buildings were power washed in 2022.

### **2023 Budget:**

- Strata Council continues to review and discuss the budget and will provide more information that will be noted in the minutes.
- Strata council has made the decision moving forward, to hire a strata management company to govern and manage Dover Condominiums Strata Property. This decision does not require an owner's vote. There would be a negligible cost increase per year

of under \$5000.00 to manage the strata property. There will still be strata council members on site as support and communication for all occupants, however the role in executing requests and concerns will be handled by the strata management company. More detailed information will be provided in upcoming minutes.

- Preparations for the 2023 AGM are in progress. All correspondence will be sent by email except for those that have not provided an email address and will be sent through Canada Post. If you have not provided an email address and would like to have one on file, please contact strata council at [doversp1983@gmail.com](mailto:doversp1983@gmail.com).
- Strata council has taken the appropriate measures to ensure the safety of one of our occupants and their unit, as was indicated in the previous minutes.

Meeting adjourned at 8:55pm. The next meeting is the 2023 AGM virtually on Tuesday, February 28, 2023 at 7:00pm. Owners can be entered into the virtual meeting at 6:30pm prior to the start of the AGM at 7:00pm.