

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 5th, 2023 minutes had been revised after the initial approval and have since been re-approved and posted to the website.

Treasurer's Report

The Treasurer explained where Strata stands in our financial position regarding the contingency and operating accounts with how the funds are delegated while ensuring that Strata property bills are paid and up to date and being prepared for any unexpected expenditures.

Also in preparation of the front gables project and to secure funds for the completion of the front of both buildings, two professional engineering companies were consulted and have indicated that the condition of the front gables do not compare to the condition of the back gables before they were repaired and therefore are able to withstand the elements for the time being. Council will be regularly reviewing our financial position to budget for the front gables project to be started potentially in the summer of 2024. More details will be provided in future Minutes as they are presented.

There are no further updates at this time 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.

Caretaker's/MaintenanceReport

Strata property is being well maintained.

Correspondence

None.

Old Business

None.

New Business

- Well Being & Safety - There is a concern for the well being and safety of an occupant & certain strata lot. Measures are being taken to ensure that all necessary actions for this occupant's well being, and safety of the Unit are carried out and completed. The fire department has been on site several times for this particular Unit and there some safety concerns which Council is reviewing for appropriate action.
- Council is continuing the discussion for adopting Strata Press which is a web based platform that keeps strata property information (ie); Minutes, Bylaws, Rules etc. private and only available to strata council and unit owners and would generate revenue for Strata. When certain forms are requested, there would be a fee charged for the request which would be deposited directly to the Strata account, where as currently, any form requests, with the exception of a Form B and Form F, are provided at no cost.

The strata website would be taken down as it would not be needed to view information for Dover Condominiums which currently is available to the public and would result in a nominal savings to Strata.

More information will be provided in future Minutes as to the Strata Press costs per year in comparison to maintaining our current strata website.

- Please note that certain items are not intended for the strata property garbage collection containers such as furniture, lamps, appliances, etc. or any type of recyclable items. It is strictly for household garbage. Please abide by these regulations and if you do not reside in the building, please speak to the occupants of your Unit, otherwise warnings and fines may be levied to the Owner even if you do not reside on strata property.
- Strata council is working on the components for the upcoming AGM dated for Tuesday, February 28, 2023 at 7pm that will be held **virtually**. There will be packages sent out by email in the coming weeks with how to log in to the meeting along with the 2023 AGM package. Please stay tuned.

The next virtual strata council meeting will be on Thursday, February 2, 2023.

Meeting adjourned at 8:31pm.