

Attendance: Gary Crocker, Anne Townes, Kim Bihari, Joanne Hogan, Rick deGroot and Tanyia McGarrigle.

Virtual meeting called to order at 7:00pm

2023 AGM minutes approved.

The previous strata council has been dissolved and the new 2023 strata council has been appointed as follows:

President:	Kim Bihari
Vice President:	Gary Crocker
Treasurer:	Joanne Hogan
Secretary:	Tanyia McGarrigle
Member at Large:	Anne Townes
Member at Large:	Rick deGroot

Treasurer’s Report as of February 28, 2023

Operating:

Cash: \$8,630.71

Contingency:

Cash: \$31,054.85

GICs \$80,400.60

Total: \$111,455.45

Grand Total: \$120,086.16	
WINDOWS REPLACEMENT PROJECT:	
Cash	\$2,968.57
GICs	<u>\$90,562.50</u>
Total:	\$93,531.07

We have acquired four new GIC investments, totalling \$80,400.60 (the amount of the GIC investment that had matured in November 2022).

Three of the TD Canada Trust GICs are 100-day cashable and are rolled over automatically after each term. The fourth GIC is for a three-year term, and earns compound interest. All four can be cashed prior to maturity, with interest earned to date, without penalty (no interest is earned if cashed in less than 30 days of their acquisition).

While our Windows Contingency account earns interest, we have transferred funds out of this account to purchase an additional cashable GIC investment, which will earn greater interest. An existing GIC will mature in May 2023.

REMINDER

The next EXTRA Strata Fee Payment for the Windows Project will be collected through the Pre-authorized Debit (PAD) on MAY 15, 2023 and OCTOBER 15, 2023. This EXTRA payment will be the same amount as the monthly. Strata Fees collected the 1st of each month.

Insurance

There have been questions regarding whether or not Owners should have insurance on their respective unit(s). Please see below:

1. The council strongly recommends that all Owners have condo insurance for their strata lot(s).
2. As there are changes to the strata's insurance deductible documented in the AGM package, the council recommends that all owners review their condo insurance policy and continue to do so at least annually.
3. With respect to item 2 above, the Owners may seek advice from their insurance broker but not from the strata council.
4. For additional information please see:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/operating-a-strata/finances-and-insurance/insurance#residents>

Caretaker/Maintenance Report:

Our strata complex is being maintained.

Old Business

- **Special Guest:** Kyla Becia from Colyvan Pacific Real Estate Property Management Company and now referred to as Colyvan Pacific, answered several questions from strata council members about the management polices and procedures that would affect and support our complex.
- Strata Council has unanimously voted in favor of officially hiring Colyvan Pacific Real Estate Management to manage our strata complex as of April 1, 2023. There will be a welcome package sent to all Owners with very important information that we ask you to review as all points and information that will be provided are in this package.
- **Gable Project:** Council in discussion with legal counsel believes they have fulfilled their financial obligations to the Contractor, CMF Mechanical in regards to the rear gables. If there are any issues beyond this with the sub-contractor Strata council will be seeking further legal advice on any outstanding balance that may be due with JHI Construction.
- **Roof Inspection:** With the recent inspection from Erickson Roofing to determine the condition of the roof on both buildings, it has been noted that there is some condensation accumulating that is creating some staining in the attic. However, at this time, it is not of great concern and Council will ask our maintenance caretaker to go in to assess the attic condition.
- **Strata Lot Safety:** Strata council continues to monitor safety of Lot 11 to ensure that the occupant and the unit are in safe and favorable condition.

New Business

- In proceeding with Colyvan Pacific, they will now oversee the need for power washing of both strata buildings as well as the parking lot pot holes that are in need of repair. Please refer to future minutes for more information as it is presented.

- Strata council has had a request for Electric Vehicle or EV charging stations on strata property. Due to the electrical wiring and age of our property, there is not enough electrical power to support charging stations to power electric vehicles as required under the current Bylaws. However, as the use electric vehicles increase, Colyvan Pacific will be able to answer questions about the future possibility of this service.

The next virtual strata meeting will be held on Thursday, April 20, 2023 at 7pm.