

**COUNCIL MEETING MINUTES
VIS 1983 – Dover Condominiums**

Held Thursday November 16, 2023 @ 6:00pm
Via the Electronic Meeting Platform “Zoom”

Council in Attendance:

Kim Bihari	President
Gary Crocker	Vice President
Joanne Hogan	Treasurer
Anne Townes	Member at Large
Ed Young	Colyvan Pacific Real Estate Management Services

Regrets:

Tanyia McGarrigle	Member at Large
Rick DeGroot	Member at Large

1. CALL TO ORDER

The meeting was called to order at 6:01pm.

2. APPROVAL OF THE AGENDA

It was **MOVED/SECONDED** to adopt the agenda as distributed. With all in favour, the motion was

CARRIED

3. ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **MOVED/SECONDED** to adopt the October 26, 2023, minutes as distributed. With all in favour, the motion was

CARRIED

4. FINANCIAL REPORTS

Operating Statements – Financial statements to September 30, 2023, were reviewed, which included a report on the following balances:

Operating Account: \$39,413.65	Contingency Reserve Fund: \$130,477.39
Window Replacement: \$140,587.03	Budget Surplus/(Deficit): \$26,885.55

Following review, it was **MOVED/SECONDED** to accept the financial statements for the period ending October 31, 2023. *With all in favour, the motion was*

CARRIED

Report on Unapproved Expenditures – Nothing to report at this time.

5. COUNCIL/COMMITTEE REPORTS

Caretaker/Maintenance – It was reported that the stones on the retaining wall had been flipped over, a malfunctioning lock on the garbage bins, as well as some lights

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that needed repair. The Strata Manager contacted the caretaker, who put everything back in working order.

Report on Bylaw Contraventions – It was **MOVED/SECONDED** to ratify the electronic decision to send bylaw infraction letters to SL #8 for having a pet, SL #45 for unsupervised moves, and SL #79 for excessive noise. *With all in favour, the motion was*

CARRIED

Report on Litigation – None to report at the time of the meeting.

6. BUSINESS ARISING

EV Chargers Survey – The deadline for submitting the survey was November 1st. The Strata Manager will summarize the data and report to Council. Depending on the information gathered, there may be a resolution on the agenda at the next Annual General Meeting.

Window Project – An updated quote for window replacement is pending.

Carpet Cleaning – The carpets in both buildings have been cleaned.

Insurance Renewal – There were two quotes for insurance submitted. After some discussion, it was **MOVED/SECONDED** to accept the quote from Megson Fitzpatrick/Acera. *With all in favour the motion was*

CARRIED

7. NEW BUSINESS

TELUS Billing – There was an error on TELUS' part resulting in invoices going unpaid. After much work from the accounting department, the issue was resolved, and the Strata Corporation is now up to date with no penalties.

Noise Complaints – There have been complaints back and forth between tenants in two strata lots regarding excessive noise. It can sometimes be difficult to figure out exactly what is happening in these circumstances. The Strata Manager will be working with these tenants and Owners to find a solution.

8. CORRESPONDENCE

SL #31 – The Owner of this strata lot submitted an alteration request for bathroom updates. These alterations were approved by Council.

SL #8 – The Owner of this strata lot responded to the bylaw infraction letter. The animal in question is a therapy animal and the Strata Manager has requested the paperwork for proof.

Dickinson Crossing – The trees behind the strata have been trimmed and work on the chain link fence should soon be complete.



**Colyvan
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PROPERTY
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9. ADJOURNMENT/NEXT MEETING

There being no further business, it was ***MOVED/SECONDED*** to adjourn the meeting at 7:12pm.

The next meeting of Council will be January 25th at 6pm.

Minutes Prepared by:

***Ed Young
Colyvan Pacific Management Services
On behalf of Council, VIS 1983***