



PROPERTY
MANAGEMENT

COUNCIL MEETING MINUTES
VIS 1983 – Dover Condominiums
Held Thursday January 31, 2024 @ 6:00pm
Via the Electronic Meeting Platform “Zoom”

Council in Attendance:

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

Regrets:

Tanyia McGarrigle	Member at Large
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1. CALL TO ORDER

The meeting was called to order at 6:03pm.

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

As the minutes of the January 25th meeting had not yet been reviewed by council, adoption of previous minutes did not take place.

4. FINANCIAL REPORTS

Operating Statements –Financial statements were not reviewed at this meeting.

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

5. COUNCIL/COMMITTEE REPORTS

There were no council reports at this meeting.

Report on Bylaw Contraventions – It was **MOVED/SECONDED** to ratify the electronic decision to send bylaw infraction and fine letters to SL #66 for an unsupervised move in and SL #17 for an unsupervised move out. *With all in favour, the motion was*

CARRIED

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

Vancouver

1325 - 1100 Melville Street
Vancouver, BC V6E 4A6
604 683 8399

Nanaimo

3 - 4488 Wellington Road
Nanaimo, BC V9T 2H3
250 754 4001



6. BUSINESS ARISING

Window Project – A new estimate for replacing the windows is needed. The Strata Manager will be reaching out to Coast Glass, Budget Glass, and Seaview Glass for estimates and will forward them to council when received.

AGM 2024 – Council had a lengthy discussion regarding the budget for 2024, especially the amount required in the Contingency Reserve Fund. There are projects that will need to be completed in the coming years including the window replacement, roofing, parking lot repairs, and possibly elevator repairs. Council also discussed which resolutions will be on the agenda for the AGM. Some of which include the transfer of the budget surplus to the CRF, installation of A/C units and bylaw amendments. The Annual General Meeting is scheduled for February 29th and the notice of meeting will be sent out on February 8th.

7. ADJOURNMENT/NEXT MEETING

There being no further business, it was ***MOVED/SECONDED*** to adjourn the meeting at 6:46pm.

The next meeting will be the Annual General Meeting on February 29th.

Minutes Prepared by:
Ed Young
Colyvan Pacific Management Services
On behalf of Council, VIS 1983