

Minutes – General Meeting – August 21, 2014

Meeting was held in the home of Alex Thomson, 8, 1602 Morey Road.

In attendance: Norene Cragg, Lydia Kucharuk, Abe Buwalda, Roger Lacasse, Alex Thomson, Susan Allison, Rhonda Dickson and Roger Zheng

Meeting was called to order at 7:02 pm

1. Quorum was established and no proxies were submitted.
2. Abe presented a budget comparison report. There was nothing extraordinary to report. The report is available [here](#).
3. Abe then presented a budget worksheet for the 2014-2015 fiscal year.
 1. A few items were discussed and adjustments were made, allowing us to keep our fees similar to this last years.
 1. It was agreed to hold off on the security lighting for now. The tenant did not call the police at the time of the alleged break-in, and it was later discovered that she has a restraining order placed on her ex-boyfriend. Since the tenant did not take the event to be serious enough to call the police and since the ex-boyfriend is no longer allowed on the premises, it was decided to hold off on the security lighting.
 2. Abe had someone look at the issue of downspouts and water run-off. To simply cut the spouts and re-direct the rainwater away from the buildings would serve no advantage as the "hard-pan" lower down was sloped towards the buildings. So, even if the spouts were re-directed, the water would still drain toward the perimeter drains (AKA drain tile). It was suggested that we could hire a company like Router-Router to scope out the drain-tiles to ensure they were not plugged in any way. Roger Lacasse mentioned that some drain spouts were incorrectly re-assembled after our last painting and that some are simply not connected well at the joints. After some discussion it was agreed that we hire someone to fix all the drain-spouts / eave trough first and then run a test to check for any leaks. It should be noted that there was sign of effervescence in one crawl space - no sign of mold at this time.
 3. The \$2,500.00 expected expense for cleaning and staining off all the decks also provided some discussion. It was agreed that next year we would form a work-party ourselves to perform this work. This would save a lot of money as we would only need to pay for materials. It was also suggested that the strata could have a barbecue after the work-party as a repayment to all involved. We re-adjusted the proposed budget to be \$1,000.00 to pay for materials and the barbecue. All other items were agreed to. The proposed budget that was agreed upon will be voted on at our AGM on September 18th.

4. Roger and Abe will take some time to look at the burned out lamp fixtures and repair of the broken socket in the lamp to the north of building 1602
5. Abe will write a formal letter to Carole Davies advising her that since she has not yet replaced her hot water tank (Expiration - April 2014) she could be held liable for any damages caused by a burst tank.
6. Abe also reminded everyone that we will soon need to discuss the need of a depreciation report. It may be tabled for another year, but this will need to be voted on at our AGM of September 18, 2014
7. There was some discussion about a few of the decks never having obtained permits. At this time it seems to effect Units 3, 4 and 7 which had additions added prior to the strata taking responsibility to ensure all permits that needed to be obtained were in fact done. It is believed that all of the decks have been built to the City of Nanaimo building code standards, however the concern is that they were never permitted and as such are not part of the buildings registered plans. Abe spoke to a building inspector from the City of Nanaimo the day prior to this meeting and when the city heard about the possibility of non-permitted decks, he suggested the following could occur.
 1. First of all, the city would unlikely respond unless a complaint was made.
 2. If a complaint was received, the city would send an inspector out to see if decks do in fact exist that are not registered with the city. Should they find this, either of the following scenarios could present themselves:
 1. If deemed dangerous, the city could demand that the decks be taken down at the Strata expense.
 2. The city could allow a late permitting of the work. This would require a costly evaluation, complete with architectural drawings to ensure the footings etc. were in fact done to code.
 3. The city could decide to add information about the lack of permitting on the property title. This could cause financial hardship for those hoping to see in the future.
 3. No decisions were made about this at this time. Perhaps we could allow for a few moments after our Annual General Meeting to re-visit this issue.
8. It was also agreed that there will be a rounding up or rounding down of our strata fees this next year. No more fees like \$199.98 - this would simply be rounded up to the nearest dollar - for example \$199.98 would now be \$200.00
9. The AGM will be held at 7 pm on September 18, 2014 at the home of Lydia Kucharuk - Unit 3, 1604 Morey Road.

Meeting adjourned at 8:00 pm