

**MINUTES OF THE STRATA COUNCIL MEETING
ARBUTUS COURT - STRATA CORPORATION LMS 1448
WEDNESDAY, JANUARY 16, 2013 @ 7:00 PM**

ATTENDANCE:

President	Lorraine Danroth	Present	604-530-4954	105
Vice President	Trevor Perry	Present	604-534-2279	106
Secretary	Celia Moragne	Present	604-533-2740	309
Treasurer	Lew Murphy	Present	604-539-9947	103
Member	Sonya Tokaryk	Present	604-530-9850	209
Member	Molly Reid	Present	604-530-5512	205
Member	Florence Law	Present		304

MANAGEMENT TEAM: Teamwork Property Management Ltd.
Tom Quinton - Strata Agent

- 1.0 CALL TO ORDER:** The meeting was called to order at 7:10 PM in the meeting room.
- 2.0 ADOPTION OF THE MINUTES:** It was moved Lew Murphy and Seconded by Trevor Perry to adopt the Minutes of the Council Meeting held October 17, 2012 as presented. **CARRIED**
- 3.0 BUSINESS ARISING FROM THE MINUTES:**
- a) Enterphone** – There have been no further reports of issues with the enterphone.
- b) Parkade Door** – The parkade door opener was replaced as quoted by Doorpro. Please see the attached instructions on how to open the door in case of a power outage.
- c) Landscaping** – The Strata Council and Management have contacted RL Landscaping. At this time, RL landscaping has stated they believe to be operating in May. As the contract has expired, Council has approved Green Leaf Landscaping's contract for 2013 in the same amount as RL Landscaping's 2012 contract. Council will review switching the contract back to RL Landscaping when they return.
- d) Snow Removal** – Green Leaf Landscaping will be performing the snow removal duties for Arbutus Court. They will be onsite automatically after 2" of snow fall has accumulated. The pricing is \$100.00 for the ramps, \$50.00 for the sidewalks and walkways and \$30.00 for salting (all figures are not including tax).

4.0 REPORTS:

a) Financial Review: The October, November and December 2012 financial statements were reviewed. It was moved by Lew Murphy and seconded by Celia Moragne to adopt the October, November and December 2012 financial statements as presented.

CARRIED

5. CORRESPONDENCE:

None.

6. NEW BUSINESS:

a) AGM/Draft Budget Preparation – Council prepared a draft budget for approval by the Owners at the Annual General Meeting to be held March 20, 2013.

b) Pest Control – Council reviewed the Strata's pest control service contract with Orkin Pest Control. Council questioned if the service was required. It was moved by Lew Murphy and seconded by Celia Moragne to provide the required notice to terminate the pest control service contract for the next fiscal year and review the results.

CARRIED

7.0 NEXT STRATA COUNCIL MEETING: Will be the Annual General Meeting to be held March 20, 2013.

8.0 ADJOURNMENT: The meeting adjourned at 9:00 pm.

**Please Put All Concerns In Writing And Submit To Strata Agent or
a Council Member. Thank You.**

**Teamwork Property Management Ltd.
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