

**MINUTES OF THE STRATA COUNCIL MEETING  
ARBUTUS COURT - STRATA CORPORATION LMS 1448  
WEDNESDAY, MAY 22, 2013 @ 7:00 PM**

---

**ATTENDANCE:**

President	Lorraine Danroth	Present	604-530-4954	105
VP/Treasurer	Lew Murphy	Present	604-534-2279	106
Secretary	Celia Moragne	Present	604-533-2740	309
Social Committee	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  
Mary Ann McLachlan - Representative

---

- 1.0 CALL TO ORDER:** The meeting was called to order at 7:05 PM in the meeting room.
- 2.0 ADOPTION OF THE MINUTES:** It was moved by Molly Reid and seconded by Florence Law to adopt the Minutes of the Council Meetings held January 16, 2013 and March 20, 2013 as presented.
- CARRIED**
- 3.0 BUSINESS ARISING FROM THE MINUTES:**
- a) Landscaping** – RL Landscaping has agreed to resume landscaping on June 1, 2013. The Strata Council and Management have contacted Green Leaf Landscaping to terminate their contract as of May 31, 2013. RL Landscaping has agreed to provide a new contract effective June 1, 2013.
- b) Building Washing** – Teamwork provided two quotes for building washing. It was moved by Celia Moragne and seconded by Lew Murphy to approve the quote from Daykota Power Maintenance in the amount of \$2,800.00 (plus GST) for building washing and \$30.00 (plus GST) per balcony.
- CARRIED**
- 4.0 REPORTS:**
- a) Financial Review** - The January 2013, February 2013, March 2013 and April 2013 financial statements were reviewed. It was moved by Celia Moragne and seconded by Lew Murphy to adopt the financial statements as presented.
- CARRIED**
- b) Ceiling Leak** - There was a ceiling leak in Unit 104 in February 2013 which was repaired by DMS Mechanical Services in the amount of \$225.34 (including tax). It was moved by Lorraine Danroth and seconded by Lew Murphy to assess the amount to Unit 204 as the repair was the result of an item which is an Owner's responsibility under the Bylaws of the Strata Corporation.
- 5. CORRESPONDENCE:**
- a) Noise Complaint** - A letter from an Owner regarding a noise complaint was received on January 25, 2013. The issue has been addressed by Council.

**b) Emergency Services** - A letter was received from the City of Langley requesting keys to the common doors. Council will address the City of Langley.

**6. NEW BUSINESS:**

**a) Insurance Renewal Insurance** – Suncorp Valuations provided the annual insurance appraisal. Suncorp valued the Strata Corporation at a CRN (Cost of Replacement New) value of \$6,669,000.00. This is an increase of \$201,600.00 from last year’s valuation. Additionally, the Strata Corporation’s insurance Broker, Hub International Coastal Insurance provided three insurance proposals to the Council. Furthermore, Hub International Coastal indicated the Strata Corporation will be eligible for a claims free waiver as of October 22, 2013.

It was moved by Celia Moragne and seconded by Lew Murphy to accept Insurance Policy (Option 1) from Hub International Coastal Insurance Brokers which includes Guaranteed Replacement Cost and Alternate Living Expenses in the amount of \$16,360.00.

**CARRIED**

**b) Hanging Basket** - Council directed Teamwork to send a letter to an Owner requesting the removal of a hanging basket as per Bylaw 44.10. This item has now been removed.

**c) Ceiling Leak Repair** - There was a ceiling leak in Unit 308 dating back three years which had been improperly repaired by a Strata authorized contractor. Teamwork provided three quotes to correct the repairs. Council chose Art’s Drywall and the work has now been completed. It was moved by Sonya Tokaryk and seconded by Florence Law to ratify the amount to properly perform the repair by Art’s Drywall in the amount of \$1,995.00. (including taxes)

**CARRIED**

**d) Ramp outside Mail Room Door** - There is ramp outside the Mail Room door, a part of which is muddy and wet most of the time, has become a safety concern to residents. Council discussed replacement of the ramp. The Landscaper will be requested to provide replacement options.

**e) Parkade Washing** – Council directed Teamwork to acquire quotes for power washing the parkade.

**7.0 NEXT STRATA COUNCIL MEETING:** Will be held on July 24, 2013 @ 7:00 pm.

**8.0 ADJOURNMENT:** The meeting adjourned at 8:00 pm.

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

**Teamwork Property Management Ltd.  
#105-34143 Marshall Road, Abbotsford BC V2S 1L8  
Office: 604-854-1734 (Loc. 318) Fax: 604-854-1754**