

**MINUTES OF THE STRATA COUNCIL MEETING
ARBUTUS COURT - STRATA CORPORATION LMS 1448
WEDNESDAY, MAY 23, 2012 @ 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 7:00 pm in the meeting room.

2.0 ADOPTION OF THE MINUTES: It was moved by Lew Murphy and seconded by Sonya Tokaryk to adopt the Minutes of the Council Meeting held January 18, 2012 and April 18, 2012.

CARRIED

3.0 BUSINESS ARISING FROM THE MINUTES:

a) Dryer Vent Cleaning – The repairs have been completed and Council has directed Teamwork to release payment to the contractor.

b) Parkade Gate Maintenance – Council approved renewal of the annual maintenance agreement with Door Pro for the parkade gate.

c) Tree Topping - Council directed Teamwork to contact an arborist to perform tree topping/trimming. Teamwork contacted Riteway Tree Service. To date, Riteway has not contacted Council. Teamwork will follow up with Riteway.

d) Enterphone – Council directed Teamwork to contact Viscount regarding several reports of issues with the enterphone. Council will investigate the issues further.

4.0 REPORTS:

a) Financial Review: The January, February, March and, April 2012 financial statement were reviewed. It was moved by Lew Murphy and seconded by Celia Moragne to adopt the January, February, March, and April, 2012 financial statement as presented.

CARRIED

5. CORRESPONDENCE:

a) Able Irrigation - Able Irrigation sent correspondence to Council regarding several services they offer to Strata's

6. NEW BUSINESS:

a) Insurance – Council reviewed the 2012 insurance appraisal by Suncorp Valuations. The Strata was appraised at a CRN (Cost of Replacement New) value of \$6,467,400.00. This is an increase of \$262,400.00 from the 2011 appraisal year.

Additionally, Council reviewed the renewal for the Strata's insurance policy from HUB/Coastal. Due to an increase in global insurance premiums, the premium has been increased by 15% to \$17,113.00. Hub/Coastal has informed the Strata, along with the increase in the premium, the policy has been upgraded to provide more value by adding additional coverage for Directors and Officers Liability and additional legal services up to \$100,000.00 free of charge.

b) Teamwork Property Management - Joe Hackett and Tom Quinton, two members of the Teamwork team, have purchased Teamwork Property Management from the current owners Dave & Melody Hensman and will assume its leadership as of June 1st, 2012. Joe and Tom have been with the firm since the mid 2000's and have become key members of the Teamwork organization.

As some of you are aware, Mr. & Mrs. Hensman have spent considerable time serving several non-profit and humanitarian organizations, training young leaders in various parts of the emerging world. This service has been very fulfilling for them, and something they will be devoting increased time to along with pursuing their other business interests.

As the company transitions Melody (Dee) Hensman will move from her Assistant Broker role and will serve as the Managing Broker for the transition months. Mr. Hensman's involvement will end by May 30, 2012 as his other business and non-profit commitments are already underway.

The Hensmans wish to express their thanks for the opportunity to serve you and your buildings for the last twelve years and they wish you every success in the future.

c) Records – The Council has acquired several copies of the Strata Property Act. If Owners would like to review a copy, they can borrow one from Celia Moragne.

d) Depreciation Report – Council discussed recent amendments to the Strata Property Act and the Regulations regarding requirements for Strata's to undertake a Depreciation report. Council reviewed the information bulletin provided by the Ministry of Housing and will discuss further at the next Council meeting.

e) Landscaping - Council reviewed a quote from R&L Landscaping to add mulch to the inner court yard and to renovate the walkway to the back alley. It was moved by Lew Murphy and seconded by Molly Reid to approve the quote in the amount of \$1,350.00.

CARRIED

f) Fire Plan - Council discussed procedures in case of a fire.

g) Parking – Council would like to remind Owners not to park behind other Owner's vehicles while unloading their vehicles.

7.0 NEXT STRATA COUNCIL MEETING: Will be held on July 18, 2012 @ 7:00 pm.

8.0 ADJOURNMENT: The meeting adjourned at 8:50 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**