

**MINUTES OF THE STRATA COUNCIL MEETING
ARBUTUS COURT - STRATA CORPORATION LMS 1448
WEDNESDAY, JULY 18, 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	Absent	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: The minutes of the May 23, 2012 Council meeting were amended to add Sec 3.0 (e). Sec 3.0 (e) states:

e) Window – There was discussion regarding a Unit Owner which had complaints of an issue with a leaky bedroom window. Council had contacted several contractors to review the issue. The contractor's reports all confirmed the issue was the result of condensation and high humidity within the Unit and not due to water ingress. A Council member requested the contractor reports be forwarded to the Owner.

It was moved by Trevor Perry and seconded by Sonya Tokaryk to adopt the amended Minutes of the Council Meeting held May 23, 2012.

CARRIED

3.0 BUSINESS ARISING FROM THE MINUTES:

a) Tree topping – The tree topping has been performed.

b) Enterphone – There still appear to be intermittent issues with the enterphone. Council would like to ask Owners to please report any issues you are having.

c) 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.

d) Landscaping – The mulch and renovations to the walkway had been completed.

4.0 REPORTS:

a) Financial Review: The May and June 2012 financial statement were reviewed. It was moved by Molly Reid and seconded by Florence Law to adopt the May and June 2012 financial statement as presented.

CARRIED

5. CORRESPONDENCE:

None at this time.

6. NEW BUSINESS:

a) Third Floor Walkway Post – There was a report of a carpenter bee causing damage to a post on the third floor walkway. KCL Building Services were contacted to investigate. KCL reported they removed the bee; however, there was rot discovered on the post. KCL provided a quote in the amount of \$1,176.00 (including HST) to repair the issue. Council directed Teamwork to acquire a second quote from All Decked Out.

b) Fire Inspection – The annual fire inspection has been arranged for August 13th starting at 8:30 am. Please note: this is a mandatory inspection and access will need to be granted for each Unit. Notice will follow shortly to all Owners/residents.

c) Cork Board - Council is looking for a cork board for the amenities room. If you have one to donate please leave it in the amenities room. Thank you.

d) Garage Light - Council replaced a faulty light ballast in the parkade.

e) Front Steps Repair - Council repaired a crack in the front steps.

7.0 NEXT STRATA COUNCIL MEETING: Will be held on October 17, 2012 @ 7:00 pm.

8.0 ADJOURNMENT: The meeting adjourned at 7:50 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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