

MINUTES OF THE COUNCIL MEETING
THE OWNERS, STRATA PLAN BCS4010
"STUDIO SQ"

Held on March 9, 2015 at 7:00 pm
Via Conference Call
Squamish, B.C.

COUNCIL IN ATTENDANCE: Paul Claproth
Bruno Ferrario
Denis Wang

REGRETS Janet Gorman

STRATA MANAGER: Mike Young Dynamic Property Management Ltd.

The meeting was called to order at 7:04 p.m. by Mike Young, Dynamic Property Management Ltd.

APPROVAL OF THE AGENDA

It was moved and seconded to approve the agenda. CARRIED

APPROVAL OF COUNCIL MEETING MINUTES

It was moved and seconded to approve the strata council minutes of June 18, 2013. CARRIED

APPROVAL OF FINANCIAL STATEMENTS

It was moved and seconded to approve the financial statements ending January 31, 2015. CARRIED

REPORT ON UNAPPROVED EXPENDITURES

There is nothing to report at this time. The *Strata Property Act* requires that all owners be notified as soon as possible of any unapproved expenditures.

REPORT ON LITIGATION

There is nothing to report at this time. The *Strata Property Act* requires that all owners be notified as soon as possible of any litigation.

BUSINESS ARISING FROM PREVIOUS MINUTES

Insurance Renewal & Appraisal

The strata manager received the insurance policy renewal documents from Intercon Insurance Services. The strata council reviewed and approved the policy and premium. The premium is \$14,734.00 and the policy runs from February 15, 2015 to February 15, 2016. In order to save the administrative fees, the property manager was directed to pay the premium in one lump sum.

Normac Appraisals completed an insurance appraisal on December 4, 2014. The Cost of Replacement New was \$5,530,000.

Owners are reminded that it is imperative that they carry their own contents insurance, betterment insurance, assessment (deductible) insurance, strata lot liability insurance, and loss of revenue insurance for investors. Contact your local insurance broker for one of the many Strata Owners Packages that are available

Annual Fire Inspection

Blacktusk Fire & Security completed the Annual Fire & Safety Inspection on February 2, 2015. The strata council reviewed the report and estimate to repair the deficiencies. The strata manager was directed to have items 1, 2, 3, 4, 5 and 7 completed.

The following units were not made available for inspection, 201, 210, 211, 301, 302, 310, 403, 407, and 410. These units should arrange for testing of their smoke detectors at their own expense.

Insurance Claim # 403

The washing machine in unit 403 leaked which resulted in damage to unit 403 and the 303. An insurance claim was opened under the strata corporations' policy and the repairs have been completed. The strata manager was directed to assess the strata corporations insurance deductible to the owner of unit 403.

CORRESPONDENCE

The strata corporation has received several noise complaints regarding the occupants of unit 305. The noise consists of screaming, banging, barking dog, and slamming. *On behalf of the strata council, the strata manager has contacted to owner and occupant of unit 305 and sent them a bylaw infraction notice. Further complaints will result in fines of \$200.00 per incident.*

NEW BUSINESS

Election of Officers

The following people were elected as the Officers for the 2014 – 2015 Strata Council.

- Paul Claproth – President & Privacy Officer
- Bruno Ferrario – Vice President & Treasurer
- Dennis Wang – Secretary

Depreciation Report

The strata council reviewed and approved the quote from RDH Engineering to complete the Depreciation Report.

Pet Registration / Pet Fee

While there are many dogs at Studio SQ, the strata corporation has only received 2 pet fees. In order to ensure that those living at Studio SQ are compliant with the bylaws, the strata manager was directed to distribute a pet registration form door-to-door. Residents will be given 1 month to register their pet and pay the \$100.00 fee for having a dog. Failure to pay the fee or register the pet will result in a fine of \$200.00 per month.

Common Area Carpet Stains

There are several severe carpet stains throughout the common area hallways. A carpet cleaning contractor has tried and been unsuccessful in removing the stains. The strata manager was directed to open a claim with the strata corporations insurance for the damaged carpet.

Uninsured Vehicles

Owners and residents are reminded that all vehicles parked on common property must be fully insured and in running condition. Residents who wish to temporarily remove their insurance and store their vehicle must first obtain the written permission of the strata corporation.

Storage Lockers

There are 4 storage lockers available for rent in the north end of the parkade. The strata council has decided to reduce the monthly rental rate to \$30.00 per month. If you are interested in renting one of the lockers, please contact the strata manager.

CONDO*Café* Portal

Dynamic Property Management has made a significant financial investment in computer software to offer it's valued clients the latest technology for communication. DPM is proud to offer a new website portal that provides secure online access to your account information, along with other valuable features available at your fingertips.

CONDO*Café* Portal provides owners with secure access:

- to view account information & online statements;
- to submit maintenance requests;
- to view calendar reminders and announcements, and
- to download strata forms and documents

To register online visit:

<http://www.condocafe.com/Portal/home.aspx?CompanyName=DynamicPropertyManagementLtd.>

You will need the following information for registration:

Last Name:

Owner ID:

Email address we have on file:

The information was either emailed or mailed to your address. If you require it again, please contact Dynamic Property Management at 604.815.4654.

TERMINATION OF THE MEETING

Being no further business, the meeting was terminated at 8:02 pm. The next meeting will be held on Monday May 25, 2015 at 7:00 pm via conference call.

Mike Young, RCM – Strata Manager
DYNAMIC PROPERTY MANAGEMENT LTD.
e: myoung@dynamicpm.ca
t: 604 815 4654 f: 604 815 4653