

COUNCIL MEETING MINUTES

Thursday, September 8, 2011

ARIA 2 – BCS 3224

7:00 p.m. – Aria Club
400 Capilano Way
Port Moody, BC V3H 0E1

**STRATA COUNCIL
2011/2012**

PRESIDENT
Andrew Mackey

VICE-PRESIDENT
Gary Semco

TREASURER
Jay Gandesha

SECRETARY
Shahab Nazemi

AT LARGE
Marlene Bilesky
Mary Garges
Pook Teng Yao

STRATA MANAGER
Doina Gavra
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E-Mail: dgavra@baywest.ca
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ALL ACCOUNTING INQUIRIES
Toll Free 1-877-585-4411

BAYWEST MANAGEMENT
13468 77th AVENUE
SURREY, B.C. V3W 6Y3

24-HOUR SERVICE:
Phone: (604) 591-6060

ATTENDANCE:

Andrew Mackey
Gary Semco
Jay Gandesha
Shahab Nazemi
Marlene Bilenky
Mary Garges
Doina Gavra, Baywest Management Corporation
Guests: Mansour Abdolohzadeh, John Wallis

REGRETS:

(1) CALL TO ORDER

The Strata Manager called the meeting to order at 7:00 p.m. A quorum was established.

(2) APPROVAL OF PREVIOUS MINUTES

Following review of the Minutes of the Council Meeting held June 16, 2011, it was motioned to add under New Business the charge back to ONNI for unpaid invoices. The issue was discussed at that time and the Strata Manager reported on following up and receiving a verbal confirmation that the funds would be paid by the end of June, 2011. One Council member was part of that meeting. The amendment was approved and there being no errors or other omissions noted, it was moved and seconded to approve the amended Minutes.

(3) NEW COUNCIL MEMBER

It was moved and seconded to appoint Pook-Teng Yao for the available seat for Council. **CARRIED**

Owners wishing to volunteer for any Committee positions are encouraged to contact the Council or Baywest

(4) FINANCIAL REPORT

4.1 FINANCIAL STATEMENTS

The review of the Financial Statements was tabled for the next meeting.

4.2 ACCOUNTS RECEIVABLE

Owners are reminded that strata fees are due on the 1st of each month without invoice. Any Owners in arrears for strata fees are mailed a statement of amounts outstanding each month. If an Owner is in arrears for two months, the Owner will be forwarded

a letter to request the account be brought to date within a specified time period. If the balance remains outstanding, a lien may be registered against their property. Council has instructed Baywest to lien two accounts and apply late payment fines/ interest penalties to all outstanding accounts as provided for in the Strata's Bylaws. Council has instructed Strata Manager to follow up with the Strata's lawyer four two of delinquents accounts forwarded to the lawyer for legal procedures.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

5.1 GARBAGE ROOM - COMPACTOR

The Strata Manager reported on scheduling the power washing of the compactor for the September 13, 2011.

5.2 INVOICES/REPAIRS

There was a water damage reported from one of the level 9 resident. The owner of the above unit was working on finding the origin of the leak and the two plumbers involved could not find the cause. As reported on the last minutes, Council had a plumbing company involved to investigate further. Invoices were brought to the Council attention and the owner was advised to file an insurance claim.

(6) CORRESPONDENCE

All Owners and residents can contact the Strata Manager as per the contact information on the front page of all Minutes. However, only routine inquiries or reported urgent problems at the site will be dealt with in between meetings. All issues requiring Council's review, input and direction will be addressed at the next meeting of Council and, where applicable, written responses will follow as determined by Council. The Council meets regularly and issues will be addressed in a timely fashion.

Council would like to remind residents that smoking of any substance is no longer allowed on patios, balconies or anywhere on the property other than inside your Suite. The Aria Bylaws also prohibit smoking on all common and limited common areas with a maximum fine of \$200. Any second hand smoking drifting into a neighbours suite from an open window or door will be regarded as a nuisance and will be subject to Aria II Bylaws, resulting in a maximum fine of \$200.00.

(7) NEW BUSINESS

7.1 INSURANCE CLAIMS

The Strata Manager reported on the two water damage insurance claims filed over the summer. One was caused by an overflowing bidet and the second caused by a loose fitting under the sink. The only work left is the floor installation.

7.2 LEGAL/ARREARS

The Strata Manager reported on requesting information from the lawyer in regards to the standard procedure and cost for collecting unpaid strata fees from defaulting owners, so Council would be aware of the cost for preparing and filing a petition in the Supreme Court of British Columbia to have the right to sell the strata lot.

7.3 PRESIDENT'S MEETING

The Strata Manager consulted Council on their availability to be part of the President's meeting for the entire Complex for the end of October, 2011.

7.4 COUNCIL MEETINGS

Council decided to meet on the last Thursday of the month.

(8) TERMINATION

There being no further business, it was moved and seconded to adjourn the meeting 9:15 p.m.

CARRIED

Next Scheduled Meeting is for Thursday, September 29, 2011.

Owners wishing to have Strata Fees taken directly from their bank account, the Pre-Authorized Chequing (PAC) forms can be obtained from the Strata Manager.

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. There will be a charge for copies.

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਵਿਸ਼ੇ ਵੇਲੇ ਇਸ ਦਾ ਉਲੰਥਾ ਕਰਵਾਓ