

**COUNCIL MEETING**

**Meeting Date: July 21, 2022**

**Current Council (in attendance) : Neil Carruthers, Tony Grisanti, Rick Thomas, Rod Phillips, Bonnie Lefebre**

**1.0 CALL TO ORDER: 10:00AM**

**2.0 APPROVE THE AGENDA: Motion: Neil Carruther ; 2<sup>nd</sup>.: Rod Phillips**

**3.0 APPROVAL OF THE PREVIOUS MINUTES FROM THE LAST MEETING:**

Last Meeting Date: April 21/2022

**Motion: Rick Thomas; 2<sup>nd</sup>.: Rod Phillips**

	<b>Comments:</b>	<b>Action By</b>
<b>4.0</b>	<b>BUSINESS ARISING FROM THE PREVIOUS MEETING: Sewer/Water Pipe Cleaning- carry forward to next SCM Dryer Vent maintenance Unit #204- Small repair necessary TBD Potential Insurance Claim Unit #106 – No Claim will be made against Strata Insurance</b>	
<b>4.1</b>		
<b>5.0</b>	<b>FINANCIAL REPORT: (Refer to the Treasurers' Report) Draft Budget presented by Treasurer; 2023 Proposed Budget \$50,229; This represents an increase of \$2320 y/y from actual 2022 expenses  In anticipation of increasing expenses, owners are encouraged to prepare for an upward adjustment in monthly strata payments  Owners are encouraged to be prepared to vote for a levy assessment to cover costs of near term maintenance, as well as one additional monthly strata payment for deposit into CRF</b>	Tony
<b>5.1</b>	<b>Maintenance: KONE- has serviced our Elevator, now in working order</b>	
<b>6.0</b>	<b>UPCOMING MAINTENANCE: Installation of a water connection on North side of building; Investigation of Balcony Repairs needed;</b>	

	<p>Repair/replace some of the exterior siding; Painting touch ups around new windows; Power cleaning back parkade stairwell and walkway; Powerwash moss off upper balconies, downspouts and steel cladding of Enveloping; Repair o/s faucet at front of building &amp; install mounting bracket for hose storage; New water hose</p> <p>Some of these items/expenses will be proposed at AGM for a vote (refer Building Enhancements)</p> <p>Painting in Parkade- Council has approved cost for touch up paint for pillars; Jane has volunteered herself for the job (Thanks Jane)</p>	Neil
6.1	<p>Building Enhancements (Re: Depreciation Report)- Near term projects have been prioritized as follows; 1) Power clean cement/Walkways 2) Painting of Entrance &amp; Suite Doors and Window Trim 3) Investigation of Balcony Repairs required 4) Water line &amp; tap installation at north end of building 5) Shrub replacement</p> <p>Each initiative not to exceed \$1000; proposed levy to 12 units</p> <p>No impact to CRF</p>	
7.0	<p><b>NEW BUSINESS:</b> Insurance Renewal Premium \$10,682; 3 payments of \$3560 will be made July/Aug/Sept</p> <p>Depreciation Report- 2016 is our most recent report; Keith Bell Appraisals has solicited us to update our report for \$3800, with an invitation to update it annually for an annual fee. Expense to be paid from CRF; To be proposed at AGM for a vote</p>	
7.1	<p>Annual General Meeting (AGM)- September 18/22;11:00AM; Edgewater Rear Courtyard. Please book your calendars. For those owners unable to attend in person, ZOOM access will be provided.</p>	

**8.0 NEXT MEETING DATE: Date: October 20, 2022 ; Time: 10:00AM**

**9.0 MEETING TERMINATION: Motion: Rod Phillips ; 2<sup>nd</sup>.: Rick Thomas**

This document is issued as a record of the meeting that took place on the date listed above. If your recollection differs from that which is listed above, please notify the Strata Council or the writer immediately.

Prepared by: Rod Phillips; assisted by Laurie Phillips