

West Coast Property Management LTD.



Strata Plan NWS58 - Simon Fraser Village Council Meeting Minutes - August 12, 2024 3290 Ganymede Drive, Burnaby BC

In Attendance

| | |
|-------------------|--------------------------------------------------|
| Moriah Power | President |
| Donna Linger | Assistant Treasurer/Member at Large |
| Sandra Preston | Privacy Officer/Landscape Liaison |
| Sheldon Armstrong | Treasurer |
| Sonny Shergill | Strata Agent, West Coast Property Management LTD |

Regrets

| | |
|--------------------------|-------------------------------------|
| Ross Taylor | Assistant Secretary/Member at Large |
| Joseph Henderson McCance | Secretary |

Guests: SL25, SL46, SL81 & SL117

Guests Discussion

Scouts - formally renting the hall for Tuesday evening was discussed as well as a small storage space. Price is being negotiated and should be finalized for the next meeting.

SL 25 - Was concerned that in the previous minutes it was not mentioned that she spoke about her minutes being late. She also mentioned that she is concerned about the time of month her strata cheque is being cashed. * Please note that paying by cheque does not happen on the first and may come out any time during the month.

SL117 - A broken window was mentioned and a photo will be sent to the Strata Agent to investigate further.

Call Meeting to Order

Sonny Shergill, Strata Agent calls the meeting to order at 6:30PM.

Report on Litigation

The Strata Corporation is to report any current litigation as soon as feasible including Civil Resolution Tribunal matters.

Approval of June Council Meeting Minutes

After discussion, it was Moved and Seconded to approve the minutes from the July 10, 2024 council meeting. CARRIED.

Please note the correction for the July Minutes with these changes as above SL 25 & Under Correspondence: for July 10th Council Meeting:
On the agenda it states SL 101 (incorrect s/b 122).

In the minutes it states SL 105 which is incorrect.

Review of Financial Information

1. Review of Accounts Receivable as of August 9, 2024:

The Accounts Receivable, as of August 9, 2024, were reviewed. It was noted that multiple strata lots are in arrears. Council and delivered arrears notices to owners that have not set up PAD or not approved withdrawal of late strata fees.

2. Report on Unapproved Expenditures:

There are no unapproved expenditures to report at this time.

3. June 2024 Financial Statement:

The Financial Statements to June 2024 were discussed along with May 2024 FS. It was agreed to set up financial discussion with accounting and the council treasurers. It was motioned to approve financials for May and June with a note that the GL codes will be changed and confirmed. Motioned by Moriah, seconded by Sandra carried with Donna voting no

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Catchments:

Council has approved the quote from FlowSafe Plumbing. Motioned by Sandra, seconded by Moriah all in favor

2. Concrete and Blacktop Repairs:

Council is still awaiting the update from multiple contractors.

3. SL149 Roof:

Work has been completed.

4. Pest Control:

Council was informed of the prepayment of the Atlas contract by previous management. It is being investigated by the Strata Agent.

Council is also in discussions with the City of Burnaby regarding bear safe compost bins.

5. Line Painting:

Council has approved the quote from Starline for the complex line painting. Motioned by Moriah, Seconded by Sandra carried all in favor

6. Hall Rentals

Council has approved Lynn Johnston to be the new hall rentals representative. A notice will be sent out to all residents on how to contact Lynn shortly.

7. Arborist

A Council member is meeting with BC Plant Health Care on August 28.

8. Gutter Cleaning

Strata Agent in the process of obtaining gutter cleaning quotes.

9. Roofing Committee:

Nothing new to report.

Correspondence - Owners

1. SL150

An owner provided an invoice to the council regarding repairs done to their unit after a water loss. Council approved the payment. Moriah Motioned, Sheldon Seconded and carried with all in favor.

2. SL94

Council was made aware of a recent power outage at the above noted SL. Owner would like to thank Council Member Moriah for assisting them in their time of need.

3. SL96

A disgruntled owner was very disrespectful regarding an account issue to management and council regarding these issues. It will be noted that owners are not to be disrespectful to council members or strata management.

4. SL17

This owner has been experiencing roofing issue and UpTown Roofing will investigate.

Correspondence - Bylaw Violations

Council reviewed all bylaw violations and provided decisions to the Strata Agent.

SL187 Responded to a Bylaw letter

SL190 Letter was sent

SL161 Another letter will be sent with fine for parking

New Business

1. Pest Control Report

Council reviewed and discussed.

2. SL47 Venting System

It was noted that the City of Burnaby were to make final inspections and report back to the Strata.

3. Raccoons

It was brought to the attention of management that a strata lot on the property is feeding and harboring wild raccoons. If seen, please report this to the Burnaby bylaw office.

4. Caretaker

Denise would like to thank multiple residents with their recent help around the property.

5. Form K


Please be advised that any strata lot being currently rented must provide a Form K with all residents information listed.

Termination of Meeting

The Strata Council Meeting was terminated at 8:46PM.

Next Meeting

The next council meeting is Monday September 9, 2024 @ 6:30pm.



Sonny Shergill, Strata Agent
West Coast Property Management LTD
604.914.2135 ext 5
teamshergill@westcoastpm.ca
www.westcoastpm.ca