

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

Held Virtually

May 11, 2022

COUNCIL IN ATTENDANCE

Aaron Ydenberg	Strata Chair & President
Alyssa Goad	Secretary
James Kennedy	Treasurer
Kieron Gibbons	Maintenance Liaison
Zoe Martinig	Member-at-large
Terry Callender	Landscape Liaison

CALL TO ORDER – 8:00 pm

1. Approval of previous meeting minutes (April 20, 2022) – approved
2. Capital Project planning
 - 2.1. Council Member James to send out a survey to owners to gather information on priorities concerning Capital Project Planning. Content of Survey and potential priorities were discussed.
 - 2.2. Sidewalk/parking stall repair is planned for the summer to address tree root issues impacting accessible of parking spots (primarily Moorside). Quotes from Westmount Concrete (2012) Ltd. were reviewed during the meeting, with strata agreeing on the second option (Stamped side walk finish and smooth curb) at the cost of \$18,500. Strata plans to call to determine where gas lines are located prior to work beginning. Concrete work also being considered by the pedestrian bridge once decisions made related to managing drainage issues at that location.
3. Maintenance Report
 - 3.1. Manifold Replacement Progress Update was discussed. Work continues on Moorside Manifold. Next scheduled manifold replacement is anticipated to begin ASAP once this project is completed; location/4-plex on Braemoor.
 - 3.2. Window Washing. Additional quotes obtained from Zimco Property Services. Plan to move forward with Inaccessible Window Clean (\$1500) and Front Stairs/Railing Cleaning (\$825.00) – ensuring appropriate pressure washing approach for railings. Plan to schedule in late Spring. Owners will need to remove flower baskets and flower pots when washing is occurred, email will be sent out notifying prior.
 - 3.3. Gutters. Routine cleaning to be scheduled in the next few weeks (May 24th)
4. Carport storage unit final approval, management of outdoor lighting that is not in compliance and evaluation of gutter structure effectiveness to be deferred to June Meeting
5. New Business
 - 5.1 Strata plans to reach out to owners with balconies to determine the condition of patio door and potential need for replacement. To be included in survey to owners.

ADJOURNED – 9:30 pm

Next Council meeting will be June (date TBD)