



## Quay Pacific Property Management Ltd.

535 Front Street, New Westminster, B.C., V3L 1A4

Phone: 604-521-0876 / Fax: 604-525-1299

www.quaypacific.com

# STRATA COUNCIL MEETING MINUTES STRATA PLAN LMS 1443: SALTSPRING

Date Held: Tuesday, August 06, 2024

Held Via: "Zoom" Online Meetings

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In Attendance:	Gayla Shulhan, #112 Angus Luk-Ramsay, #102 Arlene Mussato, #301 David Semail, #411 Dmitry Shapovalov, #305 Thierry Haddad, #107	Council Vice-President – landscaping Council Member – landscaping Council Member – site contact Council Member-at-Large Council Member-at-Large Council Member-at-Large
Regrets:	Steve Davis, #306	Council President & Treasurer
And:	Danny Samson, Property Manager – Quay Pacific Property Management Ltd.	

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**1. Call to Order**

The meeting was called to order at 6:32 pm by Dmitry Shapovalov (#305), Council Member, and seconded by Gayla Shulhan (#112), Council Vice-President.

**2. Approval of Agenda – Tuesday, August 06, 2024**

It was moved, seconded, and carried unanimously to approve the Agenda as distributed.

(#112 / #102)

**MOTION CARRIED**

**ATTENTION TO ALL OWNERS:**

***All Owners should be involved in reading their Council Meeting Minutes. Many reminders and updates, important to Owners, are provided in the Minutes.***

***In addition, please review the complex's By-laws periodically. It is important to understand and abide by the by-laws at all times.***

***The By-laws can be found on our website: <https://lms1443.ca/bylaws.html>***

**3. Adoption of the Minutes from the Tuesday, June 04, 2024 Strata Council Meeting**

It was moved, seconded, and carried unanimously to adopt the Strata Council Meeting Minutes of June 04, 2024, as circulated. (#301 / #112)

**MOTION CARRIED**

**4. Financial Report**

(a) Financial Statements: 3-month period ending June 30, 2024: This item was tabled to the next Strata Council Meeting for approval.



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- (b) Accounts Payables: Council reviewed a progress-draw invoice received from Prostar Contracting for the painting work completed to date. After Council's review and discussion, it was unanimously agreed to approve payment of the invoice through the exterior painting restricted account. (#112 / #301) **MOTION CARRIED**
- (c) Accounts Receivables: Council reviewed the current A/R Report and noted there are 2 owners currently owing monies to the Strata Corporation (for a previously issued owner charge-back and a recently applied fine). A reminder letter and statement will be issued to the appropriate Owners.

### 5. Garden Committee

Council discussed the on-going concerns with watering, as this continues to be a challenge, and as a result, there is a good possibility that more plants will not survive.

#### **IMPORTANT REMINDER FOR ALL OWNERS & RESIDENTS:**

***Non-Smoking By-law 44.1: A resident or visitor must not smoke on common property or on any limited common property, including balconies and patios, or anywhere on or within Strata Plan LMS1443: Saltspring, including a strata lot.***

***NOTE: Smoke can travel between suites via the ventilation systems and can cause problems for your neighbors.***

***Do not smoke anywhere inside the building or on the property.***

### 6. Business Arising from Minutes

- (a) Exterior Painting Project: Council discussed on-going concerns with Prostar Contracting and requested that Management follow-up and address those concerns with the Contractor in writing and recommend a site meeting with a Supervisor.
- (b) Concerns with 3<sup>rd</sup> Floor Strata Lot – recent by-law infractions: This item has been tabled to discussion via e-mail as Council will draft a response to the Owner, to be forwarded by Management.
- (c) Repairs & Maintenance: Council mentioned that the sensor for the exterior lighting requires replacement and will be completed by a Council Member.
- (d) Bike Room: Council agreed to table this item to the next meeting, as Council is considering installing additional tire racks and wall racks.
- (e) Elevator Concerns: Council confirmed that each of the outstanding items previously reported have been repaired by Richmond Elevator:
- (f) Request for Hearing, 4<sup>th</sup> Floor Strata Lot: Due to an ongoing dispute over a chargeback for a water leak, a hearing between the Owners and Council has been scheduled on Aug. 14<sup>th</sup>.
- (g) Depreciation Report & Electrical Planning Report: Both items have been tabled to the next Strata Council Meeting.



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- (h) Parkade Cleaning: Council agreed not to proceed with the cleaning at this time and considers this item closed.
  - (i) Annual Fire Inspections: Council noted discrepancies on the inspection report and deficiencies, and instructed Management to follow-up with Community Fire.

### **IMPORTANT BY-LAW REMINDER REGARDING NOISE:**

***In a wood-frame building like The Saltspring, noises can easily travel between suites. Council would like to remind all owners and residents to do their utmost to not disturb "the quiet enjoyment of others".***

## **7. New Business**

- (a) 1<sup>st</sup> Floor Strata Lot – water ingress issue: Council confirmed a recent leak into a unit that resulted in interior water damage. Wainui Construction attended the unit and provided a quote to repair the source of the leak, which Council approved via e-mail. The approved work is scheduled to start on Aug. 16<sup>th</sup>.

As the damage did not exceed the Strata Corporation's deductible, it did not file an insurance claim and the Owner was informed to contact their personal insurance provider for the necessary repairs to the interior of their unit.

In addition, Council agreed to the removal of a small Maple tree between units 113 and 114. It was planted way too close to the building and could not grow naturally without causing problems to drainage and branches hitting the building.

- (b) Smoking in Strata Lots & Common Property: Council has recently received complaints regarding smoke circulating throughout the venting system. Please be reminded that smoking is strictly prohibited on all common areas and within individual units. Council asks you to be considerate of others as smoking on strata property is a health hazard that affects anyone breathing secondhand smoke through the venting system.
- (c) EV Charging: Council members are investigating the possibility for charging electric vehicles in the future. If any other owners are interested in this capability and would like to help find a solution, please contact your Council.
- (d) Dog feces: Council has recently received complaints regarding dog feces and urine in the elevator and the main floor. A by-law infraction letter will be issued to the responsible owner. Also, a reminder to all first floor owners with pets: dog feces need to be cleared daily from the yards outside your units. A by-law infraction letter will be issued to the responsible owner.
- (e) Garbage & Large Item Disposal: Recently, piles of discarded items have been piled up on the boulevard near the entrance to the parkade.

The City of Burnaby allows residents to get rid of LARGE items you no longer use (furniture, mattresses and LARGE appliances) through Burnaby's Large Pickup program. In order to make use of this program you must call the city to arrange for a pickup at 604-294-7972. **If you have left any large items out on the boulevard, please make sure that you have called the city for pickup.** Otherwise, it is going to sit there for weeks.



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Other items that you no longer want that are not considered furniture, mattresses and LARGE appliances, you should dispose of on your own, and not place them in that pickup area. Check first to see if it can be recycled. You can take most items to the very well-organized Eco-Centre at 4855 Still Creek Drive.

***Owners/Residents may forward any concerns and/or suggestions, in writing, to:***

***QUAY PACIFIC PROPERTY MANAGEMENT LTD. c/o LMS 1443: Saltspring***

***Letters can be submitted or mailed to:***

***535 Front Street, New Westminster, BC V3L 1A4,***

***Or via email: [lms1443@shaw.ca](mailto:lms1443@shaw.ca) or [manager.saltspring@quaypacific.com](mailto:manager.saltspring@quaypacific.com)***

**8. Correspondence**

All correspondence has been received and considered by Council. Responses will be communicated either through e-mail or by a mailed letter from Management.

**9. Next Meeting Date**

The next meeting date has been scheduled on Wednesday, October 02<sup>nd</sup> starting at 6:30 pm, and will be held via "Zoom" online meetings.

**10. Termination**

As there was no further business to discuss, it was moved and seconded to terminate the meeting at 8:27 pm. (#411 / #301) ***MOTION CARRIED***

**IMPORTANT INFORMATION:**

***Owners are reminded that all emergencies should be reported directly to Quay Pacific Property Management Ltd., by calling 604-521-0876.***

***During office hours (9:00 am – 5:00 pm), Owners are asked to contact the Front Desk Receptionist (by pressing 0), should the Property Manager, Danny Samson, not be available.***

***During non-office hours (5:00 pm – 9:00 am), Owners are asked to connect with the emergency answering service (by pressing 1), they will directly contact the Property Manager.***