

**MINUTES**  
**STRATA COUNCIL MEETING**  
**THE OWNERS STRATA PLAN LMS 3316**  
**MERIDIAN BY THE PARK**  
[www.meridianbypark.com](http://www.meridianbypark.com)

***Held on Tuesday, July 10, 2018 at 6:30 p.m.***  
***Within Unit #26 – 6670 Rumble Street, Burnaby, BC***

<b>COUNCIL IN ATTENDANCE:</b>	Kin Leong	President
	David Mah	Treasurer
	Lisa Chow	Member
	Geoff Degoe	Member
	Courtenay Hoang	Member
<b>REGRETS:</b>	Michel Gagnon	Vice-President
	Young Seok Lee	Member
<b>STRATA MANAGER:</b>	Steven Loo	FirstService Residential

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The meeting was called to order at 6:32 p.m. by the Strata Manager (SM), Steven Loo.

**APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on May 22, 2018 as circulated. **MOTION CARRIED.**

**FINANCIAL REPORT**

1. ***Review of Accounts Receivable:*** The Strata Manager presented an Owner's list for Council's review. Two Owners are one (1) month in arrears. Council thanks Owners for keeping their account up to date.
2. ***Monthly Statement(s):*** The Strata Manager presented the Balance Sheet, Schedule of Reserves, Statement of Income & Expenses and Expense Distribution Report for Council's review. It was moved and seconded to approve the financial statements for May 2018. **MOTION CARRIED.**

Owners wishing to view the most recent financial statement are encouraged to log onto **FSRConnect™**. The financial statement can be viewed by logging into your account, clicking on "Forms and Documents", then "Financial Document", and then selecting the desired file.

3. ***Report on Unapproved Expenditures:*** There are no unapproved expenditures to report. The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures.

## **REPORT ON LITIGATION**

The *Strata Property Act* requires that all Owners be notified as soon as possible of any legal action involving the Strata Corporation. To the best of our knowledge there is no litigation to report.

## **BUSINESS ARISING**

1. **Electrical Room Repair - Update:** Council continues to monitor the room for water ingress.
2. **Leak into Basement of #55:** The Strata Manager has not received costs for the excavation portion of the investigation, as requested. Council has agreed to a change in direction to accelerate the repair. The Strata Manager will contact a contractor that has worked with a product called "Kryton". This product is used to plug the pathway where the water travels. The same product was used for a similar ingress a number of years ago.
3. **Playground- Update:** The Council continues to investigate options for the playground. As there are an unlimited number of playground equipment, Council discussed numerous options on configurations of the equipment. A member of Council questioned if it is fiscally responsible to install playground equipment with the complex being so close to a city park. Council noted comments from some Owners that it would be nice to have a bench to sit on while watching their kids play. Council changed directions on their discussion and will investigate options for a composite or concrete bench; keeping a simplistic design.
4. **Pavers- Update:** The date has been tabled pending our financial position for the remainder of the fiscal year.
5. **Windows:** This has been tabled, pending our financial position for the remainder of the fiscal year.
6. **Phone Line Installation:** The installation of the Shaw Internet connection to the fire alarm panel has been completed.
7. **Dead Tree:** The tree at Unit #6 will be removed by Bartlett Tree Service.
8. **Additional Top Soil:** Soil amender was added to one phase. The cost to add the top soil to the rest of the property is \$4,200+taxes. Council has approved the expenditure, in principal, pending the cost of our insurance renewal in mid-August 2018. This is to ensure we have funds to pay for the expenditure.
9. **Garbage Bin:** When the disposal company came to pick up the bin, they noted that the bin was extremely overfilled. For safety reasons during transport, items cannot be higher than the top of the bin. The overflow had to be removed before the bin can be removed. The Strata Corporation would like to express their appreciation to Michel Gagnon for realigning the items in the bin on his own.

**COUNCIL REMINDS OWNERS TO BE VIGILANT AND REPORT ANY SUSPICIOUS PEOPLE TO THE RCMP.**

### **CORRESPONDENCE**

1. A unit was sent a warning letter because of excessive noise that occurred during the early hours of Sunday, May 20, 2018. Letters were also sent regarding smoking on limited common property and cigarette butts flicked over the backyard. The Residents have provided a written response to the Strata Corporation. After a lengthy discussion, Council acknowledges that the response lacked ownership of the Bylaw contraventions. A motion was made/seconded to levy a \$75 fine for each of the three contraventions. **MOTION CARRIED.** A reminder will also be sent that e-cigs / vaping apparatus are also restricted under the Bylaws.
2. An Owner submitted a photo to the Strata Manager of a suspicious individual on the property. After investigation, the Strata Manager confirmed he was our technician from Abell Pest Control.

The Owner also recommended that the Strata start a Block Watch Program. Council acknowledged this will be an item for discussion at our upcoming Annual General Meeting.

#### **REMINDER TO RESIDENTS**

With the warm weather upon us, this is a friendly reminder that Residents may be considering leaving their windows and doors open.

Please be aware that noise and cigarette smoke can travel a great distance within close confines of the property and affect your neighbours.

Please be aware of security as your unit is very susceptible.

### **NEW BUSINESS**

1. **Summer Cleaning Party**: This has been scheduled for **Saturday, August 18, 2018**. Lunch will also be included. Please look for notices.
2. **Community Potluck**: This has been scheduled for **Saturday, September 8, 2018**. Please look for notices.

### **REMINDER:**

- ***Garbage: every Thursday***
- ***Food Scraps: every Wednesday a.m.***  
(Bins must be brought up on Tuesday night)
- ***Recycling & Cardboard: every Friday***

**Recycling:** We remind Residents that improper recycling can lead to fines levied by the City of Burnaby. Any fines imposed on the Strata Corporation will be charged back to the offending unit. Council is encouraged this is improving. Please refer back to the colored poster that was delivered to each Residence which shows what items can be placed in each bin. Here is a summary:

- BLUE BIN: Mixed containers
- GREY BIN: Glass
- YELLOW BIN: paper/mixed paper

Residents are also reminded of the following:

- Wash out all containers
- NO PLASTIC BAGS
- NO STYROFOAM
- Pictures are found on the lids of each bin

<p><b>Reminder:</b> The City of Burnaby will pick up larger items for disposal, free of charge. Please call 604.294.7210 or visit Burnaby.ca for information or to schedule a pick-up.</p>
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### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 8:28 p.m.

The tentative meetings dates are October 9 (budget) and November 28, 2018 (Annual General Meeting).

### **FirstService Residential BC Ltd.**



Steven Loo  
Strata Manager  
*Per the Owners*  
Strata Plan LMS 3316

SL/cm

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## Shower Diverter Valves

*Did you know* that the function of a shower diverter valve is to direct water flow to either the bathtub spout or the shower head in combination bath/shower units? When a diverter valve is working properly, water only flows from one end. **However, diverters can falter and not function as designed, causing significant leaks** and allowing water to flow out of the tub spout even when in shower mode (or vice versa).



Fixing a shower diverter can help correct abnormal water pressure issues while also saving energy and water. Remember that your diverter valve is not designed as a handle, and it should not be used for assistance climbing in or out of the tub.

### Possible indicators of a leak:

- ▶ Difficulty moving the diverter
- ▶ Low water pressure
- ▶ Continual dripping
- ▶ Corrosion

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