

MINUTES
STRATA COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 3316
MERIDIAN BY THE PARK
www.meridianbypark.com

Held on Tuesday, May 21, 2019 at 6:30 p.m.
Within Unit #26 – 6670 Rumble Street, Burnaby, BC

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

The meeting was called to order at 6:33 p.m. by the Strata Manager, Steven Loo

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held on March 19, 2019 as circulated. **MOTION CARRIED.**

FINANCIAL REPORT

1. **Review of Accounts Receivable:** The Strata Manager presented an Owner's list for Council's review. One Owner is in arrears \$126.00 in Strata fees. 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 March - April 2019. **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 finishing of the backyard is pending.
3. **Playground- Update:** The purchase of the two benches will cost \$2,100.00 (including taxes and delivery). This upgrade will take place in the summer months.
4. **Pavers and Window Replacement- Update:** The work will be scheduled when the weather warms up. Owners will be informed of the schedule when the contractor replies.
5. **Soil Amender:** This has been completed to Council's satisfaction.
6. **New Lighting Covers:** The order confirmation for the lighting covers has not been confirmed by the supplier. The Strata Manager will follow up.
7. **Telus PureFibre:** Telus continues to install their hardware.
8. **Gutter Cleaning:** This has been completed. Note: The maintenance does not include emptying the traps located at the bottom of the downpipe. Please assist by emptying the traps adjacent to your unit. This reduces the overall costs of the cleaning service.
9. **Dryer Vent Cleaning:** This has been completed. Unfortunately, very few units were home during the scheduled maintenance.

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

CORRESPONDENCE

1. A complaint was received regarding a dog barking a number of times during the day. The Owner has been notified of the complaint and has responded. Council discussed, and no further action will be taken at this time. File has been closed.
2. A complaint has been received regarding a Resident smoking on common and limited common property. The Owner has been notified and has responded. Council discussed and no further action will be taken at this time. File has been closed.
3. A complaint has been received regarding a Resident parking in Visitor's parking. It was noted that the vehicle was parking overnight, which is against the Strata Bylaws. The Owner has been notified and has responded. Council discussed and no further action will be taken at this time. File has been closed.

REMINDER TO RESIDENTS

If you are eating outside, please be reminded to perform a thorough cleaning of your eating area and place all garbage in the Organics container/garbage. The Strata Corporation has received complaints from Residents that their neighbours are not cleaning up and leaving food outside. This attracts mice and other vermin, which will also bring disease.

PARKING STALLS

Residents are reminded that storage is not permitted on your parking stalls or adjacent to basement doors. Please remove any stored items from your stall. If fines are levied by the Burnaby Fire Inspector, these will be charged back to the offending unit.

NEW BUSINESS

1. **Cleaning Party:** This has been scheduled for **Saturday, June 22, 2019**. Notices will be posted.
2. **Community Pot Luck:** This has been scheduled for **Saturday, July 13, 2019**. Notices will be posted.
3. **Improper Garbage Disposal:** A reminder to Residents to properly sort your garbage/recycling and place them in the correct receptacles. Fines may be levied against the Strata Corporation if improperly done.
4. **Landscaping Quote:** An unsolicited proposal was received for organic lawn treatment. The cost is for three (3) treatments at a cost of \$1,890 + GST. Council discussed the proposal and unanimously declined the proposal.

REMINDER:

- **Garbage: every Thursday**
- **Food Scraps: every Wednesday a.m.**
(Bins must be brought up on Tuesday night between 5pm and 9pm)
- **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 rules for all recycling bins:

- Wash out all containers before recycling
- NO PLASTIC BAGS in any recycling bin
- NO STYROFOAM – must be brought to recycling depot, do not put into any bins on-site
- Pictures are found on the bins – PLEASE FOLLOW THE RESTRICTIONS AND RULES

<p>Reminder: The City of Burnaby will pick up larger items for disposal, free of charge. Please call 604.294.7210 for information or to schedule a pick-up.</p>
--

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 8:30 p.m.

The tentative Meeting schedule for this fiscal year is: July 9, and October 8, 2019. The date of the Annual General Meeting is November 26, 2019 (tentative).

FirstService Residential BC Ltd.



Steven Loo
Strata Manager
Per the Owners
Strata Plan LMS 3316

SL/oh

General: 604.683.8900 (24 hours emergencies)
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)

www.fsresidential.com

Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

FSRConnect™

FirstService Residential provides a complimentary website for each of its strata clients. The website gives residents and owners secured log-in and access to:

- | | |
|---|--|
| ✓ Account balance & history | ✓ Owner's profile update |
| ✓ Meeting minutes | ✓ Bylaws and rules |
| ✓ Building notices & announcements | ✓ Insurance summary of coverage |
| ✓ Other strata documents such as engineering report, depreciation report, homeowner's manual, etc. | ✓ Event calendars |

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

To sign up, please visit the following site to complete the **FSRConnect** Registration form:

<https://www.fsresidential.com/british-columbia/homeowners/forms/fsrconnect-information-collection-form>

did you
KNOW?



**FS Insurance
Brokers**

Barbecue and Grilling

Using a barbeque is a fantastic benefit of warmer weather! Abiding by some basic courtesies make it a more pleasant experience for everyone.

Things to consider:

1. Check your by-laws to learn what type of barbeque is allowed, where it can be used and if communal barbeques need to be reserved.
2. Do not use lighter fluid unless explicitly allowed and needed.
3. Keep functioning fire extinguishers (manual or ceiling mounted) close by.
4. If your grill is smoking particularly badly, or the wind is wafting toward your neighbors' open windows, close the lid, turn down the heat or scrape off the grate.
5. As a courtesy to other grillers, avoid grilling foods with a strong aroma (fish, seafood, onions, cruciferous vegetables) on a community grill unless wrapped in heavy-duty aluminum foil or the grill is lined with foil.
6. Clean up after yourself. Use a barbecue brush or balled up aluminum foil ball to scrape the cooking grates. Use paper towels and approved spray cleaner on the entire area, including the counter, the grill knobs and the outside of the grill, especially where raw meat may have touched. Put everything back where it belongs.



DISCLAIMER: All information provided by FS Insurance Brokers is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist. FS Insurance Brokers does not imply, guarantee or warrant the safety of any of the client's properties or operations or that the client or any such properties or operations are in compliance with all federal, provincial, or local laws, codes, statutes, ordinances, standards or recommendations. All decisions in connection with the implementation, if any, of any of FS Insurance Brokers' advice or recommendations shall be the sole responsibility of, and made by, the client or other recipient of the information.