

NES 2402 Strata Meeting Minutes

November 10, 2007 7:00 am

Attendance: Lorenz, Sid, Carol, Geoff and Rob

1. Review of Proposed Agenda

2. Approval of Sept 8, 2007 minutes.

Moved by Carol

Seconded by Rob

3. Business arising from previous meeting reviewed

4. Property Manager Report

5. Financial Report – Overview completed by Rob

6. New Business

1. Insurance Issues – Two items will be the responsibility of the Strata (both will be under the deductible) – Rob will follow up;
Some individual condo insurance covers all damage up to and including the deductible of the Strata's insurance policy – Dave from Falkins Insurance will follow up
2. 2008 Budget Items – we will require a Special Assessment Vote at AGM to cover some items not budgeted for:
 - Sprinkler System Improvements and Extension – Dave will check locally again; if unable to find local quote, Carol will get group from Calgary
 - Fence Around Propane Tank – Dave to get estimate on building fence
 - Main Floor Decks on Poplar – Dave following up
 - Outdoor Hot tub decking refinishing – need to get quote
 - Amenities Building Boiler Upgrade (Energy Efficiency) – Sid to follow up
 - Join CHOA of BC at a cost of \$550/yr; Motion by Rob, Second by Carol
3. Rental Committee Follow-Up
 - Carol to talk to Russell re: signage
 - At AGM, committee report will be presented by Committee Chairman
 - Board will provide its comments on report including recommendations/deletions
4. AGM Meeting March 29, 2008

5. Engineering/Construction Drawings – Sid will put on a CD

7. In Camera Session

8. Next Meeting – Saturday Feb 16 7AM

9. Newsletter Items:

Emergency Doors

Pets in Suites

10. Adjournment – Motioned by Sid; seconded by Geoff