



**MINUTES OF THE STRATA COUNCIL MEETING  
STRATA PLAN VIS6763 – BALANCE AT DOCKSIDE GREEN  
HELD ELECTRONICALLY BY ZOOM, MARCH 9, 2023**

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**PRESENT:**

Peter Durant	379 Tyee
Joyce Elliott	379 Tyee
Alex Fyfe	373 Tyee
Chris Lawson	379 Tyee
Quinn Leitch	373 Tyee

**ABSENT WITH REGRETS:**

Jennifer Cooper	379 Tyee
Tanya Howes	379 Tyee

**1. CALL TO ORDER**

The meeting was called to order by Council President Chris Lawson at 5:00 PM.

**2. CONFIRMATION OF QUORUM**

The chair confirmed that there was a quorum with 5 of 7 council members present, enabling the meeting to proceed.

**3. CORRESPONDENCE**

**3.1. Proline Request Regarding Electronic Funds Transfers for Supplier Payments**

Prior to the meeting, correspondence was received from Proline Management, requesting that the council sign an addendum to the agency agreement and agree to a new “payment processing fee.”

In the request, Proline explained that they are converting from a cheque-based accounts payable process to a process whereby payments will be remitted to suppliers electronically. After discussion, the council decided not to approve the request and to respond to Proline accordingly. The council noted that payment processing is already a service that Proline has agreed to provide under the existing agency agreement. In addition, the council noted that the strata customarily reimburses Proline for expenses incurred in providing the services outlined in the agency agreement, but that in this case, based on council’s understanding, Proline will not be incurring any new expenditures in making the electronic payments.

**3.2. Rooftop Irrigation Control Rooms**

Prior to the February 13 strata council meeting, correspondence was received from the owners of SL 93 on behalf of themselves and 8 other penthouse unit owners, requesting that the penthouse owners be provided with access to the common property irrigation control rooms adjacent to the limited common property rooftop patios, for storage of gardening tools and supplies. After initially considering the request at the February meeting, council decided to consider the matter further and to conduct further investigations. As a result, council decided at this meeting to offer the penthouse owners access subject to conditions. In particular, council is bound by the provisions of [section](#)

**PROLINE MANAGEMENT LTD.**

[76](#) of the BC *Strata Property Act*, which specifies that permission or privilege to use common property not designated as limited common property can only be granted for a period of up to a year, and that the permission may be subject to conditions. Another condition would be that the rooms may only be used to store tools and supplies for gardening and maintenance of the rooftop patio areas. Other conditions would also apply.

Council decided to respond to the owners to outline the conditions that would apply and to invite them to advise the council if they wish to proceed based on the conditions.

4. **DATE OF NEXT MEETING**

The next council meeting is scheduled for March 14, 2023.

5. **ADJOURNMENT**

The meeting was adjourned at 6:20 pm.

**Current Residential Heating/ Water Utility Rates - Variable**

Heat and Hot Water Energy Consumption: \$0.072/ kwh

Water Consumption: \$0.00160/ litre

Rates are subject to change.

Supplied to StrataDocs 2023/07/12  
Ordered by Tom Fraser 2024/04/10