

**MINUTES OF THE STRATA COUNCIL MEETING  
STRATA PLAN VIS6763 – BALANCE AT DOCKSIDE GREEN  
HELD AT GA6-379 TYEE, SEPTEMBER 11, 2023**

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**PRESENT:**

Jennifer Cooper	379 Tyee
Pamela Hayer	373 Tyee
Chris Lawson	379 Tyee
Quinn Leitch	373 Tyee
Griffin Ryall	379 Tyee
Kurt Sandstrom	373 Tyee

**PROLINE MANAGEMENT LTD:** Sam Hasham, Property Manager

**ABSENT WITH REGRETS:** Peter Durrant 379 Tyee

**1. CALL TO ORDER**

The meeting was called to order by council president Chris Lawson at 5:03 PM.

**2. CONFIRMATION OF QUORUM**

The chair confirmed that there was a quorum with 6 of 7 council members present, enabling the meeting to proceed.

**3. APPROVAL OF AGENDA**

The meeting agenda was circulated in advance of the meeting. One additional item was added, and the following motion was made:

**Motion:** That the agenda of the strata council meeting be adopted as amended.

**Moved:** Kurt Sandstrom

**Seconded:** Quinn Leitch

**Carried unanimously.**

**4. BUSINESS ARISING FROM THE MINUTES (OPEN ITEMS FROM PREVIOUS MEETING)**

**4.1. Exterior Cleaning**

The exterior cleaning of the south exposure of 373 Tyee, to be done by BOSA due to the adjacent construction, has been rescheduled to the week of October 30. Proline will be sending notice to affected units at the end of September.

**4.2. Bulk Purchase of Filters for Fan Coils**

Orders for approximately 212 filters have been received. The purchase committee is now proceeding with the order and will advise those owners who have placed orders when the filters are available for pick-up, and payment.

**4.3. Machstat Replacement Project**

The project is complete, and the warranty period ends on September 13. Council members Peter Durrant and Chris Lawson met with Island Temperature Controls (ITC) on September 6 to discuss ongoing maintenance and support. See item 8.2 below.

**4.4. Infrared Scanning**

**PROLINE MANAGEMENT LTD.**

The infrared scanning was scheduled for August 31. Management will follow up with Houle Electric for the report.

4.5. Bylaw Amendments

The consolidated bylaws that were approved by the owners at the annual general meeting on July 17 have been filed with the Land Title Office and are now in effect. They have been distributed to all owners and tenants by email and are filed in PowerStrata in the Documents Library under *Bylaws and Rules*.

4.6. SL 7 Ceiling Leak

The stain on the ceiling has been re-painted as per the minutes of the August 14 council meeting.

4.7. Parkade Membrane Repair

Prior to the meeting, South Island Surfaces provided a quote for \$4652.50 including GST to repair cracks, rounds, gouges and tire mark damage in several areas of the parkade membrane on levels P2 and P3. After discussion, the council decided to approve the quote and the following motion was made:

**Motion:** That the quote for \$4652.50 from South Island Surfaces for repair of the parkade membrane be approved and the expenditure charged to the Major Mechanical and Interior Maintenance allocation in the CRF.

**Moved:** Quinn Leitch

**Seconded:** Jennifer Cooper

**Carried Unanimously**

4.8. Method Engineering Report on Condition of Parkade Membrane

As identified in the previous minutes, Method Engineering recommended that the membrane on the ramps and adjacent areas should be replaced, but South Island Surfaces does not agree that the replacements are required at this time. Council has not yet had an opportunity to discuss this with Method Engineering but is still planning to do so.

4.9. Annual Fire Inspection

The annual inspection was conducted August 14-17. Community Fire Prevention Ltd. has provided their report but has not yet submitted a quote to repair the deficiencies. Council will consider the quote when received.

Eight units did not provide access for the inspection. Council will consider what to do about this along with the quote for the deficiencies, when received.

4.10. Meters for Rooftop Air Handling Units/ Energy Consumption Billing

This project has been completed.

However, ITC has advised that they feel deficiencies in the maintenance of the rooftop air handling units are causing the meters to report inaccurate energy consumption readings. They provided a list of items that they feel should be addressed. Management has provided the list to South Island Mechanical who maintains the equipment. South Island has indicated the deficiencies will either be addressed during the next quarterly maintenance, or that quotes will be provided for any equipment changes that are

required.

4.11. Water Pressure

As per the decision at the previous meeting, council member Peter Durrant surveyed the penthouse owners to determine if they had concerns about low water pressure. A few concerns were raised.

As a result, Peter consulted directly with Avalon Mechanical who advised that they could conduct a preliminary investigation and provide recommendations at a cost of about \$600, give or take. After discussion, council decided to approve an allocation of up to \$750 for this. The following motion was made:

**Motion:** That an allocation of up to \$750 be approved for Avalon Mechanical to investigate low water pressure. The expenditure is to be charged to the Major Mechanical and Interior Maintenance allocation in the CRF.

**Moved:** Quinn Leitch

**Seconded:** Jennifer Cooper

**Carried Unanimously**

4.12. Community Easement

A meeting was held with Dockside Green Victoria Society (DGVS) on September 8 to discuss the responsibility for maintenance of "communal amenities" on the exterior property of the stratas, as per the Community Easement that is filed on title of all strata lots. Ally Dewji attended the meeting to represent DGVS. Council president Chris Lawson and owner Alex Fyfe participated on behalf of Balance, as did two members of the Synergy strata council. After discussion, it was confirmed that some areas of the exterior properties are being maintained by the stratas even though the easement says they should be maintained by DGVS. It was decided that the stratas should consider the matter further to decide whether they want DGVS to assume maintenance of any of these areas and then get back to Ally accordingly.

After discussion, council decided to consider this matter further in subsequent meetings.

4.13. DGVS Membership

The council recently became aware of documents that suggest Balance should have been considered a "voting member" of Dockside Green Victoria Society (DGVS) as of 2013. Council president Chris Lawson and owner Alex Fyfe raised this during the meeting with them on September 8 (see item 4.12 above) and they said they would respond in writing with their position.

4.14. Exterior Paint and Coatings Renewal Project/ Balcony Mock-up

Management will follow up with Method Engineering to find out when they are available to start this work.

4.15. Delco Cleaning Routine

Council member Pamela Hayer reported that she met with Delco and the caretaker (Frances) to review the daily, weekly and monthly cleaning routines. Council reviewed this information and had no concerns.

4.16. Electrical Consumption Investigation/ EV User Fee

Council member Griffin Ryall advised the council that he obtained electric consumption data from MODO for their hybrid electric vehicle that is parked in the circular driveway in front of 379 Tyee. The charger for this vehicle uses Balance's electric power supply. The data shows that the monthly payment MODO is currently making to Balance adequately compensates the strata for their electrical consumption. In addition, the data shows that the consumption of the MODO vehicle cannot be the cause of the significant recent increase in the strata's hydro consumption since it is insignificant compared to the increase.

Recent invoices from BC Hydro indicate that the strata's common electricity consumption has increased by around 10% over the same months last year. Management will consult with Houle Electric and ask them if they are able to investigate and determine what could be the cause of this.

With respect to the monthly user fee for use of charging receptacles in owners' parking stalls and common electric power, the MODO consumption data tends to confirm that the consumption data provided by the meters on the three charging panels on each level of the parkade is likely accurate. Council decided to review the charging consumption data again prior to the next annual general meeting and decide whether to adjust the monthly user fee that is charged to owners with charging receptacles in their parking stalls. Council also agreed that this review should occur on an annual basis.

Council discussed use of common property electric receptacles for personal use by residents. Council agreed that in general, the common electricity is for common property maintenance purposes. With respect to one current case in the parkade, council decided to consult with the individual to determine why a motorcycle is being connected to an electric receptacle.

5. **OPERATING STATEMENTS**

Since the operating statements for August were published just prior to the meeting, the council decided to consider them at the October meeting.

6. **ARREARS**

Prior to the meeting, council asked management to investigate several items on the current arrears report and collect outstanding amounts as appropriate.

7. **DECISIONS MADE ELECTRONICALLY SINCE THE LAST STRATA COUNCIL MEETING**

On August 20, council approved the minutes of the August 14 strata council meeting.

The following motion was therefore made:

**Motion:** To ratify the approval of the August 14 strata council meeting minutes.

**Moved:** Jennifer Cooper

**Seconded:** Kurt Sandstrom

**Carried Unanimously**

8. **NEW BUSINESS**

8.1. **Parkade Gate**

An owner has complained about increased noise caused by the main parkade gate. Management has consulted with Harbour Door, who advised that the gate is operating

normally and that there is no concern for wear and tear of the equipment. However, Harbour Door said they could install a “PVC insert” at a cost of approximately \$1000 which would likely reduce the noise. After discussion, council noted that the noise is recent and was not occurring previously, despite there not being a “PVC insert.” Management will consult with Harbour Door again to see if there are any other less expensive options. Council will decide on this once that information is available.

8.2. ITC Server and DDC Maintenance quotes

Prior to the meeting, quotes were received from Island Temperature Controls (ITC) for \$2980 per year and \$1090 per year for ongoing maintenance of the enteliWEB server and the controls system respectively. The quotes are combined for Balance and Synergy since the server and system are shared by both stratas. Balance’s share of the total, including GST, is \$2049.14. The quotes are for annual maintenance effective September 13, the end of the warranty period for the equipment that was installed in 2022. After discussion, the council confirmed that allocations for these expenditures were included in the fiscal 2024 budget and the following motion was made:

**Motion:** That the quotes from ITC totalling \$2049.14 for server and DDC maintenance be approved and that the expenditures be charged to the Utilities Administration and Invoicing account in the operating fund.

**Moved:** Griffin Ryall

**Seconded:** Quinn Leitch

**Carried Unanimously**

8.3. RDH Engineering Quote to Provide New Depreciation Report

Prior to the meeting, a proposal was received from RDH Engineers to provide a new Depreciation Report. The fee quoted in the proposal is \$11,500 exclusive of taxes, travel expenses and document reproduction costs.

An allocation of \$12,000 to obtain a new Depreciation Report was approved at the July AGM.

During informal discussions prior to the July AGM, RDH indicated that they have a large backlog of existing approved Depreciation Report orders. In the proposal, they indicate that they may not be able to deliver a draft report for Balance until 12 to 18 months after approval of the proposal.

After discussion, the council decided to approve the proposal and the following motion was made:

**Motion:** That the proposal from RDH dated September 8, to provide a new Depreciation Report, be approved.

**Moved:** Quinn Leitch

**Seconded:** Pamela Hayer

**Carried Unanimously**

8.4. Bike Room Capacity

Discussion was held regarding capacity in the bike room and in particular for e-bikes and other heavy bikes. The bike room is not really designed to accommodate these types of bikes and there is now very limited space for additional ones to be stored, despite one of

the “hanging” racks being repurposed in 2020. In general, there is limited space for all types of bikes in the bike room, not just heavy ones.

Council agreed that e-bikes and other heavier bikes are becoming increasingly popular and that it would be appropriate to investigate ways of accommodating increased numbers going forward. Council members Jennifer Cooper, Kurt Sandstrom and Pamela Hayer offered to pursue this further and bring back recommendations to the council. The council also decided to ask owner Joyce Elliott if she would like to participate, given her keen interest and work on the bike room in the past.

8.5. Snow Removal

Property Manager Sam Hasham advised the council that he has requested a quote from Alco for snow removal this coming winter. Council decided to consider the quote when it is received.

8.6. Proline Agency Agreement

Prior to the meeting, Proline submitted a strata management agency agreement addendum, further to the existing agency agreement dated March 26, 2009. The addendum sets out the new management fee and the approved CRF spending allocations, both as per the fiscal 2024 budget approved at the July 17 AGM. In addition, it specifies that a fee of \$300 is charged for the statutory review of books. After discussion, the council decided to accept the addendum and authorize council president Chris Lawson to sign it. The following motion was made:

**Motion:** That Chris Lawson is authorized to sign the Proline strata management agency agreement addendum.

**Moved:** Quinn Leitch

**Seconded:** Kurt Sandstrom

**Carried Unanimously**

8.7. Waste Management Performance

Council discussed recent issues with pick-up of the cardboard bins in the recycle room. Pick-ups were missed for two consecutive weeks and as a result cardboard covered most of the floor area. Council noted that many owners and other residents were displeased with this and agreed that it was very unfortunate.

During that period management made numerous calls and sent numerous emails to the Waste Management representative, requesting that the pick ups be done immediately. In addition, council members were constantly monitoring the recycle room to provide status to management.

Management advised the council that in the future, Waste Management has agreed to engage a sub contractor junk removal company to immediately remove materials when Waste Management is not able to do it within a reasonable timeframe. Waste Management also advised management that the then operations manager was fired, that head office has intervened and that they are working hard to make improvements.

There are three main waste disposal companies in Victoria: Our current provider Waste Management, our previous provider Waste Connections, and GFL. We switched from Waste Connections last year because we had ongoing issues with them and because we were able to negotiate a much better price with Waste Management. When we were

investigating options last year, we also obtained a quote from GFL. Their quote was about 66% higher than that of Waste Management.

The constantly overflowing cardboard bins are not the sole fault of Waste Management. Cardboard boxes are routinely being placed into the bins without being broken down, which severely limits the capacity of the bins. Council estimates that the bins could hold up to twice the capacity if boxes were being consistently broken down. Council again asks all owners and tenants to do their part and to not place boxes into the cardboard bins without first breaking them down.

Finally, council asked management to provide the current Waste Management pick-up schedule so residents can be informed accordingly.

8.8. Floor Replacement Planning

Management agreed to obtain names of possible interior designers who could provide design recommendations. Council noted that owners at the annual general meeting asked the council to investigate a wider scope of interior re-design which would cover other components such as re-painting.

8.9. Main Parkade Gate: Use of Fob to Exit

Council reviewed the current operation of the main parkade gate and considered whether a change should be made to allow vehicles to exit without being required to activate a fob. The current operation recently caused a vehicle to be trapped in the parkade for several hours in the early morning hours, and it is also inconvenient for visitors. Management advised that in their experience, parkade gates don't normally require activation by key fobs when vehicles exit. Council did not conclude on this matter but asked management to obtain a quote to change the operation of the gate, for further consideration at the next meeting.

8.10. Storage of Paper Records

Proline stores some strata paper strata records off-site and charges the strata for the storage. After investigation, it was determined that all the paper records being stored pre-date 2015 and are not required as per the strata property act and regulations. (Records are now being stored in PowerStrata and Proline's internal document management system, which has been the case for several years.) After discussion, the council directed management to destroy the records and stop charging the strata for the storage.

8.11. Council Member Tour of Mechanical Areas

Council president Chris Lawson offered to provide new council members, and others who are interested, a tour of the mechanical areas and other areas of the strata not normally accessed by owners. Council agreed to organize the logistics via email, after the meeting.

8.12. P1 Maintenance Room

Council noted that the P1 Maintenance Room primarily contains building materials left over from construction in 2009. None of the items have ever been used, over 14 years later. After discussion, council decided to observe the room during the council member tour (see item 8.11 above) and then decide whether to get rid of the items so that the room could be repurposed.

8.13. Climate Change Checklist

Council reviewed the climate change checklist and decided that no action is required at this time. However, it will be kept on file for future reference.

8.14. DGVS Annual General Meeting

The DGVS Annual General Meeting (AGM) was held on August 24 by Zoom. Council president Chris Lawson attended as the representative for Balance. The DGVS fiscal year-end is January 31, so this meeting was held very late. At the meeting, the DGVS budget for the current fiscal year was approved. The budget covers the contributions that all the Docksider Green stratas and stakeholders must make to DGVS, to pay for the operation of the wastewater treatment plant and maintenance of the greenway. The budget for the current fiscal year has the same contribution amounts as the previous year. (Balance's budget approved at the July AGM allowed for a 5% increase in the budget, because we did not know what the increase would be.) DGVS advised that the contributions will likely increase around 6% next year (i.e., as of Feb 1, 2024).

8.15. Easements

Prior to the meeting, the lawyer who represented the strata on the two easements that were approved at the special general meeting on February 23 advised that the Land Title Office identified issues with the *Access Easement – Pedestrian Exit Ramp* and as a result, it was not accepted. The lawyer is working with BOSA's lawyer to resolve the issues and make necessary revisions. At this time, it is not clear whether the *Easement for Building Encroachment* (relating to our parkade entrance ramp) was registered or not, since the intent was that one easement would not be registered without the other. Our lawyer is investigating this to confirm one way or the other and will also advise whether she feels a revised *Access Easement – Pedestrian Exit Ramp* will need to be re-approved by the owners at an additional special general meeting or whether it can just be signed by council members.

9. COMPLAINTS AND BYLAW ENFORCEMENT

(The BC *Strata Property Act* requires strata councils to enforce the bylaws of the strata corporation. Section 135 describes the process that must be followed when a bylaw complaint is received by the strata council.)

9.1. Dryer Left in Recycle Room

Prior to the meeting, a complaint was received alleging that an old dryer was left in the recycle room, in breach of section 11 (1) of the bylaws which states that "*an owner tenant, or occupant will remove any materials other than ordinary household refuse, garbage and permitted recyclables from the strata property at their expense.*" A bylaw enforcement letter was sent to the owner. The owner responded in writing, advising that they were unaware of the bylaw and offering to dispose of the dryer. However, the strata already disposed of the dryer, at the strata's expense. After discussion, the council found that there was a breach of section 11 (1) of the bylaws and decided to fine the owner \$100.00.

**Motion:** To assess a fine of \$100 to the owner of SL 32 in view of a dryer left in the recycle room, in breach of section 11 (1) of the bylaws.

**Moved:** Chris Lawson

**Seconded:** Pamela Hayer



### Carried Unanimously

#### 9.2. Visitor Parking (SL 118)

Prior to the meeting, a complaint was received alleging that a vehicle connected with SL 118 had parked in visitor parking without a permit, and that a notice had previously been placed on the same vehicle for the same reason, warning that further occurrences could result in towing and/or fines.

A bylaw enforcement letter was sent to the tenant with a copy to the owner. No response was received. After discussion, the council found that there was a breach of section 13 (9) (b) of the bylaws, which requires all vehicles parked in visitor parking to have a valid electronic parking permit at all times. The council decided to assess a fine of \$100 to the tenant. The following motion was made:

**Motion:** To assess a fine of \$100 to the tenant of SL 118 in view of a vehicle parked in visitor parking on August 24 without a permit, in breach of section 13 (9) (b) of the bylaws.

**Moved:** Quinn Leitch

**Seconded:** Jennnifer Cooper

**Carried Unanimously**

#### 9.3. Visitor Parking (SL 140)

Prior to the meeting, a complaint was received alleging that a vehicle connected with SL 140 had parked in visitor parking without a permit, in breach of section 13 (9) (b) of the bylaws, and that a bylaw enforcement letter had previously been sent to the tenant of the unit for the same reason. A bylaw enforcement letter was sent to the tenant with a copy to the owner. The tenant responded, saying that he can do what he likes.

After discussion, the council found that a breach of section 13 (9) (b) of the bylaws occurred and that a fine should be assessed to the tenant. However, management advised that the tenant moved out the day after the breach. In view of this, council decided that fining would not be feasible.

### 10. CORRESPONDENCE

#### 10.1. SL 110 Visitor Parking Request

Prior to the meeting, a request was received from an owner of SL 110 for approval to allow a visitor to park in the visitor parking area for more than the 7-day limit to look after the unit and pets while the owners are on vacation. After discussion, the council decided to approve the request and the following motion was made:

**Motion:** To approve the request from SL 110 for a visitor to park in the visitor parking area for more than the 7-day limit in late September and early October, pursuant to section 13 (9) (c) of the bylaws.

**Moved:** Jennifer Cooper

**Seconded:** Quinn Leitch

**Carried Unanimously**

#### 10.2. Move-in Fee

Prior to the meeting, a request was received from the owner of SL 98 to reverse the move-in fee. The owner said that he did not use the elevator or go through any common areas when moving into the unit since the unit has street access.

Section 6.9 (1) of the BC Strata Property Regulation says that a strata corporation may impose user fees if the amount of the fee is reasonable, and the fee is set out in a bylaw or rule that has been ratified. In the past, the courts have found that move-in fees are user fees. They have also found that reasonableness is based on "prevailing market conditions" and costs incurred by the strata.

Section 16 (2) of Balance's bylaws says that "the owner of a strata lot must pay ... a non-refundable fee of \$100 for each move-in ..." So, Balance's move-in fee is set out in a bylaw.

After reviewing two recent Civil Resolution Tribunal (CRT) decisions regarding similar fees, the council determined that Balance's move-in fee is at the very low end of the scale of move-in fees of stratas in general (i.e., "prevailing market conditions") and in that respect, it is therefore reasonable. Property Manager Sam Hasham advised the council that in his experience, move-in fees normally range from \$100 to \$500.

In addition, the council noted that costs resulting from elevator use and "going through" common areas are not the only costs incurred by the strata when move-ins occur. In addition to these, move-ins can cause higher volumes of waste and recycling removal which the strata must pay for (for example discarded cardboard boxes). They can also cause additional administrative tasks such as updating the enterphone system, updating unit and owner records, preparing and distributing welcome materials, updating fobs, updating preauthorized debit plans, obtaining and recording new master key agreements, etc. Although not all these activities are always required for every move, they normally occur for moves into all types of units, including those with street access.

Considering that Balance's move-in fee is at the very low end of the normal range of move-in fees and considering the costs the strata incurs even when a move-in does not involve moving items through common areas, the council decided that the move-in fee is reasonable in this case, decided not to reverse it and decided to advise the owner accordingly.

#### 10.3. Signage

Prior to the meeting, correspondence was received from an owner claiming that there is not adequate signage for 373 Tye and that the enterphone panel is too low. After discussion, the council decided to thank the owner for the correspondence but to take no other action.

#### 10.4. Hand Cycle

Prior to the meeting, correspondence was received from the owner of SL 55 for approval to store an electric hand cycle in scooter stall 8, which is sub-leased to SL 19. The owner of SL 19 is willing to rent the stall to the owner of SL 55 for this purpose.

According to section 13 (3) of the bylaws,

*an owner, tenant or occupant of any strata lot must use parking stalls only for the parking of licensed and insured motor vehicles and motorcycles and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the council.*

In his request, the owner advised the council that the hand cycle cannot be stored in the bike room because it is too wide to fit through the door. The owner said the cycle he has previously been using has serious safety deficiencies and that he purchased the new cycle without realizing how large it was. He said that he cannot return it because it was a special order.

After discussion, the council decided to approve the request because there is no where else the owner can store the hand cycle, on condition of the following:

- The other hand cycle that the owner has stored in the bike room must be removed immediately, since space in the bike room is at a premium.
- The owner must not add anything permanent to the stall or alter it in any way.
- The cycle must be removed from the parkade when the parkade is being cleaned, same as all other vehicles.

The following motion was made:

**Motion:** To approve the request from SL 55 to store the hand cycle in scooter stall 8, on condition that the hand cycle currently stored in the bike room is removed immediately, that the owner must not add anything permanent to the stall or alter it in any way, and that the cycle must be removed when the parkade is being cleaned.

**Moved:** Jennifer Cooper

**Seconded:** Pamela Hayer

**Carried Unanimously**

## 11. ANY OTHER BUSINESS

Prior to the meeting, council member Kurt Sandstrom provided the council with a draft of the September newsletter. During this meeting, it was decided to add two additional items. Council thanked Kurt for his great work on the newsletter.

## 12. ADDITIONAL NEW BUSINESS ITEMS

### 12.1. Responsibility for Maintenance of Rooftop Irrigation Systems that Normally Occurs Less Often than Once a Year

Council member Kurt Sandstrom advised the council that he has a conflict of interest regarding this topic, since he is an owner of a penthouse unit with exclusive use of a rooftop garden area. He proposed that he would participate in discussions as required by the council to provide information and insight but would recuse himself for any decisions and votes. Kurt also proposed that he would do the same regarding the matter of the trees on the rooftops, since he has a conflict of interest on that matter as well.

After discussion, the council thanked Kurt and accepted the above approach.

At this time (7:16 PM), Kurt Sandstrom left the meeting.

Further to discussions at previous council meetings and as agreed with the owners of the penthouse units at a meeting in May, the council decided to obtain a legal opinion as to whether a strata corporation can be "responsible" for maintenance of limited common property that normally occurs less often than once a year (i.e. have it done) but require the owners with exclusive use of the limited common property to reimburse the strata for

the costs of this maintenance. In addition, if this is possible, the council will also ask the lawyer to advise how it could be facilitated, either by bylaw changes or by some other means.

Once the legal opinion is provided and the council has time to consider it, a meeting will be held with the owners of the penthouse units to discuss the matter further.

With respect to correspondence received from nine of the ten penthouse-unit owners on August 7 regarding this matter, council decided to consider the matters raised in the letter once the legal opinion is received.

12.2. Trees on Rooftops

At a hearing in June, an owner of a penthouse unit asked if the strata corporation will “take on the responsibility to remove the large trees on the rooftops.” The owner stated that (in his opinion) the roots pose a risk to the roof membrane. In response, the council advised the owner that the matter would be brought to the attention of the new council (elected at the July AGM) and that the new council “may choose to investigate this matter further.”

In an email to the council dated August 7 (referenced in item 12.1 above), nine of the ten penthouse unit owners raised the same issue.

After discussion, the council decided to discuss the matter with the owners of the penthouse units when the meeting is held to discuss the responsibility for maintenance of the rooftop irrigation systems, as per item 12.1 above.

13. DATE OF NEXT MEETING

The next strata council meeting is scheduled for Tuesday October 10, 2023.

14. ADJOURNMENT

The meeting was adjourned at 7:39 pm.

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

Heat and Hot Water Energy Consumption: \$0.072/ kwh. Water Consumption: \$0.00170/ litre.  
Rates are subject to change.