

**MINUTES OF THE STRATA COUNCIL MEETING  
THE OWNERS, STRATA PLAN VIS 6763 – BALANCE AT DOCKSIDE GREEN**

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**DATE OF MEETING:** January 8, 2024

**LOCATION:** Held electronically by Zoom

**PRESENT:**

Peter Durrant	379 Tye
Pamela Hayer	373 Tye
Chris Lawson	379 Tye
Quinn Leitch	373 Tye
Griffin Ryall	379 Tye
Kurt Sandstrom	373 Tye

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

**ABSENT WITH REGRETS:** Jennifer Cooper 379 Tye

**1. CALL TO ORDER**

The meeting was called to order by the council president Chris Lawson at 5:02 pm.

**2. CONFIRMATION OF QUORUM**

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

**3. APPROVAL OF AGENDA**

The meeting agenda was circulated in advance of the meeting. Several changes were requested, and the following motion was made:

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

**Moved:** Kurt Sandstrom

**Seconded:** Quinn Leitch

**Carried Unanimously.**

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

**4.1. Items dealt with at the January 3 Meeting**

The following items discussed at the January 3 strata council meeting will be dealt with again at the February 13 meeting:

- Access Easement – Pedestrian Access Ramp
- DGVS Membership

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**PROLINE MANAGEMENT LTD.**

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- Boulevard Appearance and Landscaping
- Enterphone Panels
- Rooftop Air Handling Units
- Depreciation Report
- Quote from South Island Mechanical – Specialty Filters for 379 Tye HRV
- Use of Communications Room by Delco
- Items on Balconies

#### 4.2. Balcony Renewal (Exterior Paint and Coatings Renewal Project)

The council has received some budget estimates for completion of the renewal repairs on the north, south and west facing balconies (not the corner balconies) similar to those completed on the balconies of B201 and B202 in the fall (“the balcony mock-up”). In addition, the strata council expects to receive formal recommendations from the engineer within the next few days.

The council has been advised that contractors for this type of work usually get booked well in advance, particularly for spring and summer periods. Therefore, if this renewal work is to be started this spring/ summer, a contractor should ideally be engaged by late March or early April. For this to happen, funding for the project would need to be approved by the owners at a general meeting, so the council decided to tentatively plan for a special general meeting on Monday March 18. This will be confirmed at the February 12<sup>th</sup> council meeting, depending on information received between now and then from the engineer and contractors.

#### 4.3. Interior Common Area Renewal

The interior design committee reported that they will be attending a kick-off meeting with Western Design and Build which will be held shortly. The purpose of the meeting will be to confirm the scope for the renewal project, and to discuss and confirm the intent, needs and desires of the strata. In preparation for the meeting, the committee proposed the following to the council:

That the scope of the project should include:

- All interior common areas, including the parkade level elevator lobbies and vestibules, the main lobbies, the residential hallways and the roof-level elevator lobbies.
- In the above areas, replace/ re-do the flooring, the walls (including the artwork and possibly the millwork) and the lighting, except for the pot lights and other ceiling lights which have fairly recently been replaced.

That the intent, needs and desires are:

- To achieve a brighter, more contemporary, modern, and residential look that feels less institutional than is currently the case in some areas, in particular the lobbies. With

respect to the lobbies, it would be ideal if there is a better system for storage of packages and newspapers.

After discussion, the council agreed with the above.

The council also agreed that although there is no formal budget for the project at this time, the design firm may need to assist in prioritizing and providing options.

#### 4.4. Bicycle Storage Room

The bicycle storage committee reported that they are going to meet again to review next steps, including conduct of the proposed bike audit and owner survey, and will report back to the council after the meeting.

#### 4.5. Electricity Consumption

In view of monthly BC Hydro invoices that continue to reflect significantly higher (10 – 15%) common area electrical consumption than for the same month in the previous year, council asked management to consult with BC Hydro to see if they have any recommendations as to how the reason for this could be identified. The council is not aware of any reason why the strata's common area electrical consumption should have changed over the past year or more. Management also advised that they could consult with another electrical company if BC Hydro cannot shed any light.

#### 4.6. Dirty Pavers

Further to the discussion at the December meeting, Modern Maintenance has advised that the white staining of the brickwork at the main entrances seems to have disappeared.

However, the council noted that the bricks under the canopy are severely discolored / darkened and asked management to see if Modern Maintenance could do anything to remedy this.

#### 4.7. Community Fire Missed Inspection

Management advised that they are arranging with Community Fire to conduct the "missed" inspection of SL 71. Access to the unit was not provided either during the annual inspection in August or during the make-up inspection in November. Council confirmed that the inspection is required and that the cost should be charged back to the unit.

#### 4.8. Responsibility for Maintenance of Rooftop Garden Areas

Council considered and discussed the proposal about the responsibility for maintenance of the limited common property (LCP) rooftop garden areas, received in November from the owners with exclusive use of those areas. Council decided on a response. Council member Kurt Sandstrom will meet with the owners to discuss the matter with them.

4.9. Delco Caretaker Tasks

Council asked management to arrange a walk-through of the common areas with the new cleaner, the Delco supervisor and a council member, to ensure that he is familiar with the task list, and that he is set up for success.

4.10. Pets in Exterior Common Area Adjacent to Units A110 and A111

Council discussed the ongoing issue of dogs being taken into the exterior common property area adjacent to units A110 and A111 and being allowed to urinate and defecate in that area, which is a significant nuisance and disturbance, especially to the occupants of those units, and is in breach of the bylaws.

Council asked management to have signs made and installed in that area, reminding that this activity is prohibited. In addition, council decided that an item about this matter should be included in the next newsletter.

4.11. Use of Common Electricity and Water

Council discussed use of common electricity and water by owners and will further consider the matter at the next meeting.

5. **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.)

No items.

6. **CORRESPONDENCE**

No items.

7. **ANY OTHER BUSINESS**

Council discussed items for the January *Balance Bulletin*.

8. **DATE OF NEXT MEETING**

The next strata council meeting is scheduled for February 12, 2024.

9. **ADJOURNMENT**

The meeting was adjourned at 6:58 pm.

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

Heat and Hot Water Energy Consumption: \$0.072/ kwh. Water Consumption: \$0.00172 / litre.