

KINGS GARDEN – LMS2926**LOCATION:**

7:00 p.m. – #201
335 Carnarvon Street,
New Westminster BC

STRATA COUNCIL

2011/2012

PRESIDENT

Julie Moore - #405

VICE PRESIDENT/SECRETARY

Arlene Johnston - #201

TREASURER

Colin Naples - #309

STRATA MANAGER

Maxcyne Dias
Direct Phone: (604) 595-1158
mdias@baywest.ca
E-Mail Baywest:
www.baywest.ca
(the help centre)
Fax: (604) 592-3671

ALL ACCOUNTING INQUIRIES

Toll Free 1-877-585-4411

BAYWEST MANAGEMENT

13468 77TH AVENUE
SURREY, B.C. V3W 6Y3

24 Hour Line: (604) 591-6060

SECURE STRATA WEB SITE

<http://lms2926.mybaywest.com>

ATTENDANCE

Julie Moore
Arlene Johnston
Colin Naples

(1) CALL TO ORDER

The President called the meeting to order at 7:15 p.m. A quorum was established.

(2) OFFICIATE COUNCIL

It was moved and seconded to approve:

Julie Moore #405 - President

Arlene Johnston #201 - Vice-President and Secretary

Colin Naples #309 - Treasurer

All council positions were accepted by the new council members. **CARRIED**

(3) PRESIDENTS REPORT

Julie will contact Baywest Management on behalf of the Strata Corporation.

(4) FINANCIAL REPORT

Arlene will contact the Accounting department of Baywest Management to review financials.

4.1 ACCOUNTS RECEIVABLE

Owners are reminded that strata fees are due on the 1st of each month without invoice. Any Owners in arrears for strata fees are mailed a statement of amounts outstanding each month.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES**(6) CORRESPONDENCE**

Email was received from our Strata Lawyer and a reply was sent.

(7) REPAIRS

Three units have problems with their bathroom overflow and drain seal which causes overflowing. One unit has been repaired and a quote has been received for repair for the other two units in the amount of \$490.00. Council has approved these repairs as per the budget and will inform Baywest Management to go ahead and arrange the repairs.

7.1 SPECIAL GENERAL MEETING

Council will review the Resolutions and Special Levies for 2012/2013 at the next council meeting. It was agreed that the deferred repairs for maintenance and security must be performed in the coming fiscal period. Council will make further adjustments, if necessary, to the Resolutions and Special Levies and provide to the strata manager to distribute to the Owners in their upcoming Special General Meeting package.

The Special General Meeting is scheduled for Thursday, September 20, 2012; location TBA. A Notice of Meeting package will be delivered at the end of August. All Owners are encouraged to attend or assign their voting right by way of a proxy. A proxy must be in writing and signed by the person giving it.

(8) TERMINATION

There being no further business, the meeting was terminated at 7:58 p.m.

The next meeting is scheduled for Thursday, August 23, 2012 at 7:00 pm at 201 – 335 Carnarvon St. New Westminster, BC

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.