

PACIFIC SHORES
Strata Plan VIS 2036

Minutes for Strata Council Meeting May 12th, 2017 (17.05.12)

Held: Friday, May 12st, 2017 at 10:00am via Conference Call # 1-888-433-2192 participant code 2945519

In attendance: **President** **Kate Britton**
 Vice-President: **Dave Aylard**
 Treasurer/Secretary **Harry Felsing**
 Director **Seann Haver**
 Director **Leonard Aylward**
 Director **Stuart Allen**
 Director **Debra Morgan**

The Kerr Group Management Corp. – Terry Kerr

Legend: **TKG = The Kerr Group Management Corp**
 (R) = Residential
 (J) = Joint
 PSRC = Pacific Shores Resort Center
 PSOE = Pacific Shores Owners Enterprise
 VI = Vacation Internationale
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ITEM #	DETAILS	STATUS	PRIME
17.05.12-01	Call to Order. The meeting was called to order by Kate Britton at 10:02.		
17.05.12-02	Establish a Quorum (requires 4 Council members). A quorum was established with 7 members of Strata Council members present.		
17.05.12-03	Approve Agenda: Items of new business can be added when the meeting enters the new business section. MOTION: To approve the agenda as distributed. Moved/Seconded: Dave Aylard/Seann Haver	Carried	
17.05.12-04	Approve the Minutes of the previous Strata Council Meeting: MOTION: To approve the minutes of March 31st, 2017 Strata Council meeting as distributed. Moved/Seconded: Debra Morgan/Dave Aylard	Carried	
17.05.12-7 17.03.31-8.6	Old Business 700 Block Structural Concerns – Discussion to place regarding the issues discovered at the 700 block building. Zelwood Construction, more specifically P.Eng Donovan Campbell provided a professional opinion on the issue and estimated costs for its repair. The report illustrates a poor construction detail around the walk ways of the 2 nd and 3 rd floor areas; water has penetrated the area causing significant rot and degradation of the structural components. The condition of the walkways has prompted Council to call this emergency Council Meeting and put forward the following motion. MOTION: To classify the structural issue discovered at the 700 block 2nd and 3rd floor, as detailed in the Zelwood report, as an emergency as the condition has been determined by Zelwood to pose a significant risk of loss or damage to the structure of the building; and as such the Council is authorizing an emergency expenditure out of the CRF to action the required repairs to eliminate the potential risk of loss – estimated cost \$90,000. The work must adhere to all local authorities and permits, specific attention to fire access and occupancy of the building; and to authorize management to issue a work order to Zelwood to begin repair work. Moved/Seconded: Leonard Aylward/Stuart Allen Friendly amendment put forward by Dave Aylard to add “The work must adhere to all local authorities and permits, specific attention to fire access and occupancy of the building.” Which was accepted by Leonard.	Carried Unanimously	



	Discussion: Council requested management contact the local fire department to determine if occupancy to the second and third floor would be permitted as one of the stair case access location would be closed during this work. It was also requested that it be added to the minutes that temporary bracing has been installed to reduce any possible catastrophic failure.		
17.05.12-8	New Business:		
17.05.12-8.1	600 Block Exterior Repairs Prior to Painting – Zelwood Construction was brought to site to review the exterior of the 600 building so the condition could be evaluated prior to painting. Zelwood has provided a cost estimate of repairs to siding, trim and doors that should be completed prior to painting; this resulted in the following motion being put forward. MOTION: To authorize Zelwood to complete the scope of work as detailed in their document for the repairs needed to the 600 block building prior to painting; and authorize management to issue the work order. Moved/Seconded: Dave Aylard/Debra Morgan	Carried Unanimously	
17.05.12-8.2	600 Block Painting Project – MOTION: To ratify the decision made by Council to accept the painting tender from E&K Painting for the painting of the 600 block exterior building and to select the colors recommended by E&K, those colors being Cloverdale Blue Granite for the field and Cloverdale Tidal for the trim; and to authorize management to issue the work order. Moved/Seconded: Leonard Aylward/Harry Felsing	Carried	
17.05.12-8.3	600 Block Roofing Project – MOTION: To ratify the decision made by Council to accept the roofing quote from Jake’s Roofing to see the completion of the 600 block roof replacement; and to authorize management to issue the work order. Moved/Seconded: Dave Aylard/Leonard Aylward	Carried	
17.05.12-10	Adjournment: The meeting was terminated by Kate Britton at 10:33.		
17.05.12-11	Attachments:		

