



Box # 104,1015 Columbia Street
New Westminster, BC, V3M 6V3
quaysideboard@uniserve.com
Minutes September 27th, 2006
QUAYSIDE COMMUNITY BOARD
At Anchor Pointe – 1135 Quayside Common Room

7:30PM: SPECIAL GUEST Tony Gioventu, Executive Director Condominium Home Owners' Association (CHOA): **Membership** fees at \$5.00/unit (Max \$550) Associate membership \$225 for QCB. Provides advisory and Educational Services. Will provide Education on Strata / mgmt Company relations, they are currently working on Provincial Government Strata Laws (with the government) for industry standards. These meetings take place sometime in April in New West, and the final one in May in Vancouver 2007.

Comments and advice: As the new registration for management companies (MC) came into effect there has been an exodus of MC's and less care and attention paid to strata's. This has been a challenge for new buildings but the quality of MC's has been improving. There is no standard legal strata MC contract and strata councils are advised to get independent legal advice before entering into one of these "standard management contracts" which favor the management companies. Strata lawyers that work for MC's may not be able to represent strata council and it is best for strata councils to have independent advice. On insurance premiums there can be up to 4 levels on Insurance quotes that can effect the cost. Insurance Brokers may be paid fees of up to 25% of the value of the cost for finding policies. It is suggested that strata councils go direct to insurance companies. A number of Strata Corporations are uninsured. Recommends specialist to check on levels of insurance. CHOA will help set up meetings on legal information, play mediation role, will help to identify options and keep strata councils informed on new rules. The maintenance operation plan (MOP) is not mandatory for January 2007. This MOP is required for new construction and or major repair work. It is suggested that strata councils look into a maintenance program for long term planning and should be built into budgets. CHOA offers special programs and educational seminars for councils and information on contractors.

A. CALLED TO ORDER 8:10PM - ATTENDANCE SIGN IN SHEET DISTRIBUTED

Nine Represented. Missing: James Auld (Rialto), Cheryl Joel (Tower II).
Regrets: Jim Edmonds (Dockside), Matthew Laird (Lido), Dylan Rickard (Quayside Terrace), Jae Smigel (Riviera) and Greg Eyre (Tower I)

B. ADOPTION OF THE MINUTES FROM QCB MEETING August 30th, 2006. MSC: Yes

C. BUSINESS ARISING FROM THE MINUTES:

1. Members' feedback to support a fundraising committee to raise money for trees on the boardwalk. Move to Boardwalk Committee. **MSC: Yes**
2. Bus stop at Columbia Square report. **James C. will follow up at City Hall November 7th.**
3. Azure Towers report: Greg K. Request for walkway cover over McInnis Overpass due to work started above ground and is within 2 meters of walkway.
4. Website: **New Email address: info@quaysideboard.com. Comments:** Email List for members, set up email for each member, strata presidents list. Website is up and running, thanks to Paul Thompson (STC Communications). Board recommends that each member have an email address (with own login and password) E.g: tiffanyshores@quaysideboard.com. This to be set-up. Suggested that we create an alert@quaysideboard.com for security updates.
5. Mail box for west end of Quayside Drive: **Pat Lindal to prepare poster.**
6. Quayside Market Membership Card Report: **James Auld and James Crosty**
This has been tabled with possibility to include Columbia Street and have ready for January 2007.
7. Open house for the Port Royal hi-rise **Sept 7th, 2006 Comments:**
Board felt that attendance was great; a lot of those that attended felt that the format by Aragon was poor. There was no Question and Answer period. One comment was Baffle with Brilliance. Decision was tabled and thoughts of a petition may be needed. Much misinformation was presented and generally a waste of time for our members. Overall it was felt that the Quayside Community Board is now known by the residents of the area and is recognized as a voice for the Quay.

8. Tiffany Shores Canada Post regarding the number of misdirected pieces of mail. Direct number to Supervisor on duty 604-482-4287. It is recommended that Strata Minutes referring to **Postal Walk # 35** need to be documented and faxed to the post office indicating this problem.

D. **PRESIDENTS REPORT: Port Royal:** Member Emails Re: Hi-rise 14 opposed, 1 for. City Hall letters: 67 opposed, 1 for, 1 concerned. Comments from open house: 30 opposed, 4 for & 1 concerned. City Council deferred decision on the application pending community consultation. Meetings have been scheduled with Queensborough and Quayside reps, city hall and Aragon. Letter of introduction from Powerline Group concerning Maintenance Operation Program (MOP) handed out. See CHOA. Val Ross stepping down new Delegate for Anchor Pointe: Les Furlong. Notice of Greg Kimura resigning as V.P. as his condo has been sold: Thanks to Greg for all of his effort and hard work provided to the executive and the QCB. Invitation of special guest next meeting: Hytec Water: **MSC: Yes**

E. **TREASURER'S REPORT:** Invoices issued for 2007. Account status: \$5,410.01
It is requested that members provide mailing address to the Treasurer patlindal@telus.net

F. **NEW BUSINESS:**

It was moved to take a CHOA business membership at a cost of \$225.00/year. **MSC: Yes**

G. **COMMITTEE REPORTS AND APPOINTMENTS:**

1. Membership Committee: Requires a new chair: Michele Sereda accepted and a letter will be sent to the Westminster Landing Co-op asking them to join.

2. Special events committee: James A, Guy, Gord, Victoria. Xmas Lights competition. Aaron - get group organized and started for this years Xmas Lights competition. James C to speak with News Papers for sponsorship and press.

3. Traffic and Boardwalk committee. Guy, Gary & Aaron report: **Tabled**

4. Gateway report. Guy attending meeting in October report for November Meeting Tabled

H. **STRATA REPORTS:** Point of Interest: 5 properties of 17 have live in caretakers on Quay

EXCELSIOR: Building maintenance going forward and challenges getting contractors have been experienced

LAGUNA LANDING: At AGM Voted down additional security measures and Maintenance Operations Program.

PROMENADE: Security key fobs are in use. The Caretaker was dismissed - looking for a new contract person.

RIVERBEND CO-OP: Motion Sensor Lights at all gates and security cameras installed. Very effective so far.

TIFFANY SHORES: In progress of looking at building repairs and quotes.

MURANO: Aragon still has not installed seismic monitors. Have hired a resident caretaker. 4 parking stalls are in question by Lido and a fence was installed without informing council. Murano council is not being informed and have poor management company response. Gord may not be available and will advise board of replacement.

WESTPORT: AGM takes place in October.

I. **SECURITY ALERTS:** Murano: 4th floor Door broken Unit not entered. Laguna Landing: 20th floor door/frame broken Unit was not entered. Anchor Pointe: Cars have been broken into as a result of residents not waiting for door to close before leaving entrance. Fines are being set in place and a security company may be hired.

J. **ADDITIONS TO THE AGENDA:** None

K. **CORRESPONDENCE RECEIVED:**

City Hall, Aragon Developments, New West Development Society, Gavin Palmer of the Queensborough Res. Assoc, re: the 22-story Port Royal Hi-Rise,

Brian Allen Re: Railway Yard noise and Parliamentary committee review

Bill Harper Homelessness Awareness Week Oct 16-22

City Hall Traffic Advisory nomination request

City Hall Andrew Banks re: Boards on the boardwalk, women that fell and Azure covering City Hall Liveable region nomination

L. **MOTION TO ADJOURN: Next meeting October 25th, Anchor Pointe 7:30PM.**
Meeting Adjourned at 9:20PM