



# QUAYSIDE COMMUNITY BOARD MINUTES

October 28th 2020

Zoom Room - Virtual / Remote

Guests: No Guests

A. **Michelle Cunningham** chaired the meeting and called it to order at 7:06 PM.

Representation from 9 of the stratas which didn't meet quorum needs of 12.

- Laguna Landing - Maureen
- Dockside - Michelle
- Promenade - Katy
- Riviera - Lilian
- Westport - Marcine
- Lido - Robin
- Tower 2 - Wendy
- Tower 1 - Bert
- Excelsior - Paul

Tech Report - Michelle

- Google Drive and Calendar Set up
- Shared Meeting Minutes
- Email forwarded to a gmail box for president and treasurer to login and any other executive member to access everything. Will help facilitate change over.

B. Adoption of the minutes was not passed since we don't have prior minutes recorded due to pandemic.

C. Regular Business:

1. President's Report: N/A
2. Treasurer's Report:
  - a. \$163.80 per year for post box (UPS)
  - b. \$236.25 two year renewal for domain and hosting
  - c. \$7239.31 - End of september
  - d. Do we want to buy zoom for \$200 dollars a year?
3. City Updates:
  - a. Graffiti and needles are to be cleaned up back of the towers against the CN railway
  - b. City is looking into this. They are going to do a new fence from Begbie to the



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third avenue overpass.

- c. Dig up roots for trees that are creating damage
  - d. Timeline for these projects will be January 2021
  - e. Todd from the city in the Arts department - looking to have street banners along Quayside drive in the spring.
4. Committee Reports: N/A
  5. Police Committee: More crime in the area in the winter months due to people sleeping in the parkades.
    - a. Samson was broken into - called the ERT as the person wouldn't come out.
    - b. Graffiti Volunteer initiative through the city [crimefree@nwpolice.org](mailto:crimefree@nwpolice.org)
    - c.

#### D. Business arising from the non - quorum meeting

1. Motion by email - We need to send out AGM minutes by email to be approved by email.  
<https://docs.google.com/document/d/1q7-7OjGjGnRXgG3HSiaBTLQz1lx-662t1dAH119fnI/edit>
2. Motion by email - to buy Zoom annually so we can get moving in the pandemic to be set up for success. Roughly ~\$200 CAD. <https://zoom.us/pricing>
3. Cancelling of November board meeting since we don't have a president and are still in the pandemic. We hope that we can revitalize the QCB for January 2021.

#### E. New Business:

- Question: Keys to the message board - Marcine / Westport
- Billing: Has anyone changed management groups?
- Riversky Inclusion - Still trying to lockdown a member from each tower.
- Insurance: Sky High Rate Tracking:  
[https://docs.google.com/spreadsheets/d/1N1q\\_uuWtqebcw\\_j-rR7ZHZN7AEB115Lx31Yh7K5Ykg/edit#gid=0](https://docs.google.com/spreadsheets/d/1N1q_uuWtqebcw_j-rR7ZHZN7AEB115Lx31Yh7K5Ykg/edit#gid=0)
- Recycling Deposit - Lido is going to connect with Aly at Recycleit.

#### F. Strata Reports:

Laguna Landing - Maureen



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- AGM - Had AGM at Massey Theatre
- Gate was voted down
- Fire Pits on big decks discussion
- Gym is open and doing protocols and upgrades to the gym

## Dockside - Michelle

- Just regular maintenance
- Gym open / sanitizer at the gym
- Insurance in the middle of renewal

## Promenade - Katie

- They opened up the pool again and adhere to all the health organizations rules (M-F). Sign up sheet

## Riviera - Lillian

- Opened pool and fitness areas this week, but have warned if numbers go up we will close them again.
- Halloween candy - planned for single file between the two buildings. Masks are required
- Waiting game for insurance - new insurance October 1st so they gave them an extension is up the end of this month. Bad News for the monthly rates. They were the first last year and it went up 50%, the one month policy for extension was 100%. At least 100% or more for renewal.
- Waiver for the gym to reduce strata risk if contraction occurs (lawyer recommended)

## Westport - Marcine

- Another information meeting to pass it. The budget for the renewal project. 72% vote and you need 75%. 10M - This was in the depreciation report and people knew it was coming. So they will be going to court potentially. ~60-100k per unit.
- Insurance went up 100% again but last year it only went up 30%
- Zoom AGM in November and will revote on the levy.

## Lido - Robin

- Survey with the ownership 60% turnout. Useful way to get input on the ownership. Don't ask questions you don't want to know the answers to.
- Opened the gym and issued signs and protocols since May. Only have 1 social group in at time
- BFL - October - only went up about 10% but the coverage changes were brutal. Water and sewer went up to 100k, flood coverage went from 25k-500k. Depreciation report hasn't been updated since 2013.
- Money making recycling venture of \$800/month (bottle deposits). Minimal effort just need bins and



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bags. They come and get it, and once a month someone goes and gets the cheque.

- AGM Zoom
- Moved to a non smoking building

## Tower 2 - Wendy

- Updating depreciation report (action plan and just for reporting)
- Building envelope assessment / preliminary report looks good
- AGM coming up soon
- Pool has been open since summer and it has been going smoothly
- Sign up sheet for protocols for Covid for the gym

## Tower 1 - Bert

- Insurance renewal was in August Rate +39% water deductible 25k-->100k 136k from 65k. Fees are going up to accommodate.
- AGM early next year with a package for the rate increase

## Excelsior - Paul

- AGM by proxy, two new members on the council (some may join QCB)
- Roofing project
- Approval to do a new depreciation report

I. Meeting adjourned ..... 8:15 pm

Next Meeting - January 27th 2021.