



# QUAYSIDE COMMUNITY BOARD MINUTES

January 25 2023 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

**Karen Tomkins** chaired the meeting and called it to order at 7:00 pm.

**Attendees:** Bruce (Anchor Pointe), Naomi (Anchor Pointe), Karen (Dockside), Calvin (Excelsior), Maureen (Laguna Landing), Toni (Tiffany Shores), Enzo (Tiffany Shores), Derek (Tower 1), Marcine (Westport), Bonnie Lee (Riversky 1 ), David (Rialto), Perry (Promenade) Barbara (Lido), Kendra (Tower 2) and Emily Huang (City representative)

Quorum of 13 properties represented was achieved.

## Approval of minutes - January 11, 2023

- It was moved by Marcine and seconded by Barbara that the minutes of the January 11th meeting be approved as circulated. All present were in favour; however, due to the absence of a quorum, the Secretary will follow up to obtain approval from one more Board member via email.

## Treasurer's Report

- Maureen advised that there is nothing to report at this point. Year end has now passed, and a report on 2022 will be presented to the AGM.

## Chair's Report

- Bruce advised that there is not much to report at this point, as we are just getting started with our new sub-committees.
- Karen advised that she will be making some changes to the onboarding document that was shared at the last meeting.
- As a follow up to suggestions from the last meeting that we develop a Mission Statement, Karen advised that the QCB website does already include a Mission, which can be found here: <https://quaysideboard.com/mission>

## Report from the City

- Emily introduced herself as the new staff representative for the City. She indicated that she is here to listen, and works on the policy team, focusing on land use policy.
- Emily will participate in the breakout group Introductions, here to listen, works in the policy team, focus on land use policy.

## Strata Reports:

- See below for the Strata reports.
- During this section of the agenda, the following items were discussed:



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- With regard to a recent change in the CFR requirement, it was noted that it is highly unlikely that any stratas in the Quay are operating with CFRs of less than 10%.
- Bill 44 (removal of rental restrictions) will mostly affect older buildings, as new buildings after 2009 do not have rental restrictions. Bonnie-Lee indicated that she had attended a meeting with a lawyer who delivered on this topic earlier today, and one of the key learnings was that stratas can now act as rental managers, but there must be certain stipulations in by-laws. Bonnie-Lee is willing to share notes from the meeting. It was noted that the full presentation is available on the CCI website.
- Anchor Point:
  - Our AGM is tentatively scheduled for March 13th.
  - Rocks from the train tracks are causing damage to the P1 parking membrane. We are looking into a barrier along the north wall fencing to prevent this.
  - Several projects continue to be delayed by weather, material and contractor availability.
- Dockside:
  - AGM Scheduled for February 6.
  - Motion to install EV charging infrastructure,
  - Motion to terminate services of Tribe Management, who had taken over from previous property manager Martello in mid-2022.
- Excelsior:
  - No report
- Laguna Landing:
  - No report
- Lido:
  - EV electrical infrastructure and several chargers will go live within the next two weeks. The infrastructure provided for one stall per strata unit to be EV capable. Of our 148 units, 39 installed a charger during the rollout phase. This was surprising, as there are only about 10 electric vehicles in the strata.
  - Novus fibre optics has completed their fibre build, and we now have a few owners using their internet service.
  - Roof maintenance completed. The company provided before repair and after repair pictures along with a comprehensive report.
  - The Lido's has an annual team of owner volunteers that clear snow. This saves our budget thousands of dollars.
- Murano Lofts
  - No report



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- Promenade:
  - The pool repair costs SGM on 24th
  - Building AGM Mar 1
- Quaywest:
  - Insurance renewed Dec 31 - 17% increase in premiums.
  - Prepping for AGM in late Feb/early Mar
  - Deck roofing work still underway, work going slow.
- Quayside Terrace
  - No report
- Rialto
  - AGM set for January 24
  - Resolution before AGM/\$170,00 for interior paint and carpeting
  - Elevator rebuild starting January 2023 (1 out of 3).
- Riverbend:
  - No report
- Riversky 1:
  - People are using any outlet in the parkade to charge EVs, electric motorbikes, bikes and scooters, ex
  - 
  - 
  - ploring ways to address this before it becomes too expensive.
  - Recyclables and waste pick-up during the end of Dec and early Jan was sub-par, want to understand how to do better
- Riversky 2:
  - No report
- Riviera
  - Our virtual AGM is Feb 28..
  - Taking bids now for our very last elevator modernization (2 @ 1185). 12 months to complete due to continued supply chain challenges.
  - Adding AC to some common areas to provide cooling centres.
- Tiffany Shores
  - We are starting to plan for our final two flat roof replacement in 2024 with IPRC
  - Our insurance for Jan 31 2023 increased by 15%, deductibles stayed the same.
  - On Dec 23 when the snow was melting (due to the rain) one of our buildings had a major flood in the lobby, and 3 suites were also damaged. A roof drain pipe separated inside a wall cavity.
- Tower 1



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- AGM was Feb 16, budget and capital works projects approved.
- Ongoing window replacement for 2022 was finally completed.
- 17th floor balcony canopies to be replaced this year.
- Reviewing balcony floor delaminations to decide on repair timetable.
  
- Tower 2:
  - security breach last weekend in our visitor parking area, vagrant camping around parked vehicles, police called and responded quickly
  - need to work with neighbouring towers to coordinate with City and railway to graffiti clean up tentatively scheduled for May
  - AGM on Feb 15, no major votes, parkade podium membrane replacement project deferred to SGM in May or June when engineering study complete
  - we may also bring an EV charger vote (installing conduit at every stall) to May SGM, still TBD
- Westminster Landing
  - No report
- Westport
  - Construction fully underway for building renewal. There are 2 crews, 1 for roof and another for demo and new siding, in sections. Once any repairs are made the stucco will be replaced with Hardie board siding. estimated completion 16 months.
  - We are also considering a new Management company as well as new gardeners.

## Breakout Groups

- Safety & Wellbeing - Barbara, Patty, Karen, Maureen

While several areas of safety are required by the BC Building Code and/or the Fire Marshall – other areas might be identified in individual Strata Bylaws

  - Safety: practices such as
    1. Speed limit in the garages,
    2. Flashing lights to notify pedestrians that a car is coming out of or going into the garage
    3. Defibrillator in an accessible area(s...training session on use
    4. Other ?
  - Security practices such as
    1. ie cameras in the mail areas or lobbies,
    2. -changing building entry keys or retrieving them after a unit sells, changing fob codes



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3. monitoring and following up ( ie speeding in the parkade, not waiting for the gate to close)
  4. Other ?
- o Wellbeing
    1. Knowing your neighbours and being able to contact them as needed ( ie a buddy system per floor or building section) This is recommended by Emergency Management Services (courses are
    2. available).
    3. For 'older' owners who live alone, members of the health-care profession believe it is important that those individuals have a 'life-line' or similar notification system in the event of a fall or, and that a friend or neighbour in the complex has a key to their unit.
    4. Understanding the limitations of those with special needs, or mobility challenges ( ie a speaker from the Rick Hansen Foundation, or New Westminister Emergency Support Services)
    5. Encouraging owners to have an Emergency contact list in an obvious place in their own in the event of an emergency.
    6. Notifications 'somewhere' re specific assistance required ie young children in the residence, pets in the residence, wheelchairs ,visually impaired etc
    7. Other?

Questionnaire: Under development..... identify various practices that board members could check off as implemented in their building and allow space where additional ideas and practices could be shared.

- Maintenance - Toni, Marcine, Naomi, Derek, Calvin, Bruce  
Reviewed current issues and challenges in represented buildings.  
Most issues brought forward were with current strata councils and/or building maintenance companies.
  - i. This prevents buildings from receiving timely, required maintenance.
  - ii. Requests for recommendations of building maintenance companies
  - iii. How to work within a strata council to get necessary projects funded.Reviewed categories of current condominium maintenance.  
Emergency/Crisis Maintenance
  - i. Floods, Outages, Fires etc.Regular maintenance.
  - i. Landscaping, cleaning, Duct/Fireplace cleaning, window washing etc.



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ii. Economy of scale contracts negotiated with suppliers by multiple Stratas to lower costs and improve service.

Upcoming substantial deficiencies to address from Depreciation report.

i. Building Envelope, Roof, Elevators, Balcony Membrane/Rails, Windows, Doors, Electrical, Emergency Power, Piping, etc.

Upgrades not provided in older buildings.

i. Air conditioning/Heat Pumps, EV Charging, Auto Door openers, Surveillance/Monitoring, Entry Systems, etc.

Project Proposals:

- o Develop a “best practices” document for strata maintenance for councils.
- o Evaluate our ability to negotiate multi unit service contracts for QCB Stratas.
  - i. Garbage/Recycling, Cleaning, Landscaping etc.
- o Compile a reference library of common strata issues and suggested solutions for each category of condo maintenance.
  - i. The document will be available to all buildings in the QCB.
  - ii. This to include any shareable engineering documents from the city.

Evaluate our ability to create and recommended contractors list or at a minimum an “inventory list of contractors.”

- Community Engagement - David , Enzo, Perry, Bruce

Focus of the Committee is on improvements to the Quality of Services on Quayside community

We will establish communications links with City Staff and elective officials

We will explore the impact of City Strategies on the community

- 7 Bold Steps
  - o impact on EV, Energy conservation, Recycling, Flooding
- Micro-Mobility
  - o impact of electric scooters on Boardwalk
- Downtown Livability
  - o impact of Homelessness
- Rail
  - o impact of no Rail committee

We will also establish links with Provincial and Federal government departments as well the Port of Vancouver.

- Communication, Technology and Management - Kendra, Bonnie Lee

- o There are options to increase/improve communication with quayside residents so that they feel represented and appropriately engaged: if budget allows, a new website could be developed with automated plugins to produce a newsletter, social media updates, safe spaces to provide feedback and discuss issues, etc.



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- Want to better understand who lives in the community, what they are concerned about, and how to reach them better
  
- We proposed a survey of residents to learn:
  - Who lives here
  - What they want
  - What they need
  - How they want to learn about QCB activities
  - What they want to know more of
- We hope to develop some personas of the types of people and their needs so the QCB group can better see what is collectively wanted and what problems we all share
- We believe this will help us:
  - Redefine team mission
  - Develop communications plan
  - Inform priorities
  - Build awareness and community engagement
- The more ways we can communicate/inform quayside residents, the more engagement we may see as an organization, and also important: the more diverse voices we could potentially hear from.

Next Meeting Date - February 22nd 2023 @ Anchor Point

Meeting adjourned ..... 8:45:pm