



QUAYSIDE COMMUNITY BOARD MINUTES

November 30, 2022 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

Bruce Campbell chaired the meeting and called it to order at 7:04 pm.

Attendees: Reg (Riviera), David (Rialto), Derek (Tower 1), Bruce (Anchor Pointe), Karen (Dockside), Calvin (Excelsior), Maureen (Laguna Landing), Perry (Promenade), Tarek (Quaywest), Patti (Quayside Terrace), Toni (Tiffany Shores), Enzo (Tiffany Shores)

Quorum of 13 properties represented was not achieved.

Regular Business:

- Approve Minutes - October 26, 2022
 - Approved - no errors or omissions, Approval is not 'official' due to lack of quorum. Enzo moved / Calvin seconded.
- Treasurer's Report
 - Bank account balance is \$8,382.81.
 - Karen added as signing officer
 - More year end report to be provided for the AGM.
- Chairperson's Report
 - Most of the discussion for the remainder of the meeting (except strata updates) was about concerns raised by the Chair re lack of responses to reminder emails and lack of attendance at meetings. Feedback was provided and suggestions made for improving engagement going forward, the gist of which is summarized below:
 - There is a need for new board members to be 'onboarded' with an introductory package explaining the purpose of the Board and what is expected of them as a Board member.
 - Need clarity on the process for editing agenda in advance of meetings.
 - Consider communications by ways other than email.
 - Go to list of 8 or 9 items identified in discussions with the City about three years ago, review progress and determine which are still relevant/where the Board should focus its efforts.
 - The Board has two essential functions:
 - Advocating with the City (and other levels of government where applicable) to advance the interests of the Quayside community.
 - Sharing information between properties so that each may take advantage of knowledge, experience etc. from others.
 - Representation from City and Committees have fallen by the wayside due to staffing changes at the City. Participation on Committees used to be an important focus of the Board.
 - Council expressed keen interest in improving relationships with Resident Association during spring meetings. Since then, very little has happened due to staff turnover. The new Council confirms its interest in building these relationships.



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- Suggestion to have each strata bring forward issues of interest, or send a list of active issues and ask each strata to prioritize, then assign a 'champion' to each issue.
- Need to focus not only on things we don't have any authority to do and need to convince others to do, but also include things that we can do ourselves, without relying on anyone else.
- Suggested that the Board meet in early January to prepare for AGM, and then use the AGM as an opportunity to educate everyone about the Board's purpose and the responsibilities of Board representatives.
- Report from the City:
 - Due to low response to requests for confirmation of attendance, leading to the expectation that we would not have quorum, attendance of the City representatives was deferred until the New Year.

Business arising from the minutes

- Search for new QCB Chairperson, President and Vice President - no updates. The Board needs to fill these roles and volunteers are encouraged to come forward.
- Electric Vehicles Update - while a Committee had been formed, there has been no meeting and no action.
- Website: While it is agreed that the website needs to be overhauled and brought up to date, this project has not yet commenced and will be considered in the New Year.

New Business

- What is the impact of BILL 44 - BUILDING AND STRATA STATUTES AMENDMENT ACT, 2022 for our stratas. - this topic was not discussed in detail, but one property did indicate a large spike in interest in rentals. Under the new legislation, a strata may not prohibit an owner from renting their unit.
- What is the impact of 5 ridings under the new BC Electoral Boundaries - this was not discussed.

Strata Reports:

- Anchor Point:
 - Graffiti removal from the rail switch yard side of the north wall is pending.
 - We have engaged a contractor for Snow Removal and Deicing.
 - The EV infrastructure project is delayed.
 - Material and labour shortages continue to the delays in some projects and repairs.
- Dockside:
 - Council received three quotes for EV infrastructure and has selected a company that will be recommended to owners at the AGM. Feedback from survey was that owners wish to have the capability of charging within their own parking stalls.



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- Annual holiday social scheduled for December 3.
- Ongoing general maintenance, repairs etc.
- Excelsior:
 - A lot of work on EV and willing to provide assistance to others that may need help.
 - Upgrading fibre optics for the building, stumbling through process.
 - Maintenance and repairs - challenges with supply chain and labour shortages. May be a benefit to collaborating as a group - work together instead of competing with one another.
 - Contracting/ structural issues. One elevator for the past month.
- Laguna Landing:
 - Waiting to get EVs wired, and will be up to individuals to buy connections.
 - Insurance renewal - building up in value, \$500,000 deductible for flooding
 - generally in good shape, will have to do elevators at some time and an envelope report is being done.
 - About half a dozen owners requesting rentals already.
- Lido:
 - No report
- Murano Lofts
 - No report
- Promenade:
 - Pool remains closed pending repairs.
 - Ev station installation ongoing
- Quaywest:
 - Roof/Decking replacement still ongoing. Should be completed by January. 1 out of the 3 scaffolding towers have been removed.
 - Preparing for AGM in February.
 - Reviewing bylaws especially re Rentals.
 - Insurance renewal Dec 31 - seeing an increase of ~15%
- Quayside Terrace
 - Stolen truck in underground.
 - Moving ahead with elevators, likely end of January.
 - Question about whether 31 Reliance has high speed internet - confirmed they have been bringing fibre in there as they have had fibre optic technicians going into the building.
- Rialto
 - Have a new council and property manager.
 - Finished soft wash of building, doing one of three elevators, have done a paint touch up. Investigating EV connections and have finished fibre optics project.
- Riverbend:
 - No report
- Riversky 1:
 - No report
- Riversky 2:



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- No report
- Riviera
 - No report
- Tiffany Shores
 - No report
- Tower 1:
 - Ongoing Window replacement almost complete.
 - AGM set for January 25.
 - Some issues with missing deliveries in the lobby.
 - Roof repairs completed on flat roof which should eliminate 17th floor leakage issues.
 - Annual fire testing Dec 5%
 - Dryer vent cleaning completed, new higher output grates installed for better ventilation.
- Tower 2:
 - No representation present; however, Bruce reported that he spoke with Liz today relating to window issue - difficulty with stringent requirements for aluminum framing they were approached by a firm that is now doing fibreglass frames. Use this as an opportunity for a chance to work together.
- Westminster Landing
 - No report
- Westport
 - AGM 30 Nov. Voting on new bylaws re. Electric charging outlets. Parking space assignments may be changed if accepted. Owners responsible for installation in specified parking spaces. Must obtain strata approval prior to installation
 - Also voting to postpone Depreciation Report for another year, when renewal will be well under way.
 - An EV Ready Plan was obtained from RJM Electrical and the hydro rebate will be applied for.
 - The Renewal Project final permits have been received from City Hall. Scaffolding will be set up in Reliance Court cul de sac and new roof will be the 1st thing done, in 4 sections, commencing 1st week of Jan 2023.
 - This season 1st snowfall came and was shovelled away by volunteers
 - Telus is finishing the fibre installation this week.

Next meeting date: January 25, 2023 @ 7 pm at Inn at the Quay (AGM) (note that subsequent to the meeting, it was determined that the Inn is unavailable that day, so an alternative date will be selected.

Meeting adjourned 8:50 pm