

Strata Plan VR 1591
Strata Council Meeting
<http://www.leicester.ca/>

Password for owner info only: str@t@

FYI: Quorum for a Strata Council Meeting: 2 present, of the 4 members of the Strata Council for a meeting of the Council. For list of agenda items and order for Annual General Meeting, see below.

DATE Monday March 5, 2012, 7:00pm, #301, Angelina Woof's suite.

PRESENT Surinder Mahal (proxy)(204) Merry Meredith (102, 304), Angelina Woof (301), Amy Ward (303), Tom Heise, with proxies for Shirley Heise (201, 202, 205, 206, 302,303) Gwen Lee & Michael Langdon (306), John Lee (proxy) Quorum has been met. Chair: Tom Heise. Proof of Notice of Meeting given (MM). Agenda for meeting approved (AnW 1st, AmW 2nd). No new strata rules, no decisions outstanding.

AGENDA: To update and move forward on January's Annual General Meeting NEW BUSINESS #4: Rental issues: A)Complaints that tenant in #101 is running a business (ie daycare) that is causing problems with owners and common Strata property, and B)Complaints that tenant in #305 has a dog (against Strata Bylaw).

NEW BUSINESS

- 1 PAINT, CARPET:** Look at carpet samples after meeting.
- 2 DEPRECIATION REPORT:** We have until AGM 2013 to decide on this. Council voted that TH could attend a seminar (\$100) on this issue (AnW 1st, MM2nd).
- 3 FIRE INSPECTION:** Discuss at next meeting.
- 4 RENTAL ISSUES:**

Background on Rental Issues A) Daycare in #101

January 31, 2012 AGM: Complaints (informal) brought up and recorded : use of other Strata owners parking, congestion in access to building at times, back door left on latch, causing security issues for owners and tenants with unauthorized persons accessing building without keys and jeopardizing building insurance, use of Strata common property for storing strollers, threat to building insurance with unlicensed business which may contravene health regulations, fire codes, etc.

Feb 22, 2012: #101 visited by Coastal Health inspector. Strata given information that on that date, tenant had been and was operating an unlicensed daycare with up to 4 children. Strata can obtain particulars by applying to Coastal Health.

March 5, 2012 Update: Owner has talked to tenant, and she agrees to move by April 1, 2012. General discussion by Council, and Council voted to send Owner of #101 a letter directing that tenant cease business operations immediately as it jeopardizes Strata, our insurance and liability. (SH 1st, AW2nd).

Council voted also to draft a Bylaw limiting business in the Strata, to have the draft viewed by legal counsel, to draft a resolution to be brought to a Council Meeting, and to then give notice of a Special Meeting to pass a Bylaw Amendment limiting business in the Strata. (TH 1st, GL2nd). We asked GL and Michael to take the Draft Bylaw to legal counsel (no \$\$ agreed yet). See DRAFT text of bylaw, in red, below:

Use of property

3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

(a) causes a nuisance or hazard to another person,

(b) causes unreasonable noise,

(c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,

(d) is illegal, or

(e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

(2A) The primary use of the strata lot is residential. Before an owner, tenant, occupant or visitor uses the strata lot for any business activities, that person must have written permission from the Strata Council. This permission can be revoked immediately by the Strata Council if any issues arise that create a liability for the Strata, if the activities bring foot or vehicular traffic to the building, or otherwise create a nuisance. The Council shall give a warning in writing to the owner of any unit in which such business exists to desist the business activities, and thereafter said owner will be subject to a fine of \$200 per week until the business is discontinued.

(2B) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

Background on Rental Issues B) Dog in #305

Notice to Owner on Dec 20, 2011, after complaints to Strata Council. Owner advised to either terminate tenancy or ensure that dog is removed immediately. Strata can fine up to \$200/day for each day that Bylaw is contravened.

January 31, 2012 AGM: Complaints (informal) brought up and recorded for general information.

March 5, 2012 Update: Owner, #305, says he told tenant the dog was not allowed to stay in the Strata. Other owners say that they have not heard the dog recently, which barked when people passed by. Strata Council voted to shelve this item, unless more complaints are received. (TH 1st, MM2nd).

NEXT MEETING STRATA COUNCIL MEETING: Tuesday April 17th at 7pm in Suite 301, Angelina Woof's suite.

Agenda: Bids for painting and carpet & decision and \$\$ assessment to cover it.

Update on New Business and Old Business from Jan AGM, and also: Revise Bylaws for Strata website (AmW), request Form K's from tenants, discuss joining CHOA.