

At the last meeting of your Council a number of decisions were reached that we wish to make the residents aware of and which will be included in the meeting minutes. These include:

- An interim policy regarding smoke detectors
- A plan for improving our response to snow events
- A policy for owner “chargebacks”
- An estimated time frame for major strata maintenance and an SGM

Smoke detectors

Given that operating smoke detectors are an important safety feature potentially impacting all residents, the Strata Council has decided that the Strata will replace all defective or inoperable strata lot smoke detectors at no expense to the owner, provided that a third-party service is not required. If a third-party service provider is required, the full cost of the service will be invoiced to the owner of the strata lot.

In practice, a beeping by your smoke detector normally indicates a low battery and the resident should simply replace the battery. If, after replacing the battery, the detector continues to beep then the detector may need replacing. If this is the case, submit a maintenance request to bcs4118@reddoorpm.ca or on the website at bcs4118.com and the Strata will arrange for the detector to be checked and replaced if required. All replacement smoke detectors will have a 10-year lifetime lithium battery, eliminating the requirement to replace batteries.

All safety devices connected to the building annunciator panels are the responsibility of the Strata.

Response to snow events

As evidenced by our most recent snowfall, winter conditions bring a number of challenges to us all. The Strata has undertaken to develop a snowfall response plan, but it must be noted that ***nothing can replace each of us being properly prepared and extra careful when conditions such as snow and ice are present.***

The Strata has a third-party service provider contract for snow removal and salting/sanding, but we are but one of a number of customers they serve. Further the equipment and scope of work provided may not always be able to keep up with the problems, especially during periods of on-going snowfall and freeze/thaw cycles.

The Council has decided to be more pro-active in how we deal with these events, as follows:

- Prioritize clearing and maintaining safe access from the Fire Lane Road turn ins in front of each building to the lobby. To facilitate this, we will be placing a snow shovel, pet friendly ice melt and bucket and an icemelt spreader on a rubber mat in the lobby of each building for use by physically able residents if our maintenance staff are not on site.
- The Strata will purchase a small, battery powered, snow blower to create a single path (18-21 inches wide) connecting the buildings along the Fire Lane Road as well as along Springs Blvd. We are still sorting out who will be operating this piece of equipment if maintenance staff are not available.
- This first parkade entrance (5099) will be prioritized for accessibility as it has the shallowest ramp and, after creating the foot path the snow blower will be used to try to keep the ramp clear. The outer gates will be left open. All other parkade entrances, as well as parkade exterior stairwells will be blocked off until they are properly cleared. The sequence of clearing for car entrances will be 5099 – 4977 – 5011/5055, but until determined otherwise drivers should all plan to use the 5099 parkade entrance. The exterior stairwells will be cordoned off with safety tape until cleared, so please plan to use the main lobby entrance.

Clearly snow events are unpredictable in terms of timing and this is where we may need neighbors willing to help neighbors. The maintenance staff can only do so much, especially after hours and on weekends so if any resident is physically able and willing to help, the tools will be in the lobby. If a few owners wish to volunteer to use the snow blower that would be appreciated, just advise Red Door Management Corp. You will be given instructions on how to ensure you can use the equipment in a safe manner.

Owner Chargebacks

The Council discussed the on-going issue of strata lot access for scheduled maintenance and fire safety checks.

The problem here is residents who, for whatever reason, are not available to provide access when required and, as a result, either prevent the Strata from complying with government mandated safety issues or potentially cause a safety hazard. In either case, calling a service provider back to try to deal with individual strata lots typically involves a 500% or more increase in cost to the Strata. I.e., the Strata might cost out dryer vent cleaning for \$45 per unit, but an additional visit to service one strata lot would cost \$250. Similar charges occur if we have to call back a service provider to comply with fire inspections.

Effective immediately, the Strata will track all such requests and will be proposing a new Bylaw at our next owner meeting to chargeback all such additional costs to the strata lot owner, retroactive to 1 February 2023.

The Council would strongly encourage all owners to provide contact/access information to Red Door Management Corp. if they are going to be away for any length of time or are unable to be available for a scheduled service access requirement.

Major Maintenance

As was mentioned at our last AGM we will be holding an SGM this spring to approve a major building maintenance project this year, mostly for work per our depreciation report.

We now have a working schedule and wish to provide you with a heads-up.

- We have approved Aqua-Coast Engineering Ltd. to prepare tender documents and to manage the project to completion.
- Once the tender documents are completed the work will go out for tender and quotation.
- Our current time frame is to, hopefully, receive the quotations by early March.
- SGM documents will be sent out to owners the week of March 6th. Documents will include the rationale as well as our best cost estimates for the maintenance project and schedule, and Council's recommendation for funding the work. The project requires owner approval.
- We are currently scheduling the SGM for April 3rd, subject to ballroom availability.
- This schedule is predicated on all work being completed no later than 1 October, 2023.

On behalf of the BCS4118 Strata Council