

**COUNCIL PRESENT:**

Barjinder Brar, President / Treasurer  
Manjeet Channi, Member of Council  
Jaspreet Pharwaha, Member of Council  
Justin Tiberghien, Buildings  
Sumit Mittal, Member of Council

**MANAGEMENT PRESENT:**

Joe Hackett, Strata Manager  
Teamwork Property Management  
[jhackett@teamworkpm.com](mailto:jhackett@teamworkpm.com) / 604-743-0286

**REGRETS:**

Ann Hennigan, Member of Council  
Rani Boparai, Vice President

1. **CALL TO ORDER**

The meeting was called to order at 6:34 PM.

2. **ADOPTION OF PREVIOUS MINUTES**

It was **Moved by** Jaspreet and **Seconded by** Justin to adopt the meeting minutes of November 30, 2022. The motion was **CARRIED**.

3. **BUSINESS ARISING**

**A. Concrete Curbs** Access Law requested direction from the Strata Council regarding the ongoing dispute with Topwest Asphalt. Discussion ensued; It was **Moved by** Barjinder and **Seconded by** Jaspreet to have Legal Counsel proceed with legal action requiring the contractor to complete repairs as a warranty claim. The motion was **CARRIED**.

**B. LANDSCAPING** Council reviewed proposals for landscaping. It was **Moved by** Barjinder and **Seconded by** Justin to have Quality Garden and Lawn Maintenance maintain the grounds from February 1, 2023 to November 30, 2023 as per their quote of \$9,500.00 plus taxes. The motion was **CARRIED**.

Council reviewed quotes for pruning, Discussion ensued; Management was instructed to verify the quote from Quality Garden and Lawn Maintenance included pruning the trees located within all back yards. This item was tabled for consideration at the next meeting.



**C. DRYWALL REPLACEMENT UNIT 286** Council reviewed quotes to replace drywall removed by Aquasure Plumbing to replace an exterior hose bib at Unit 286. It was Moved by Justin and Seconded by Manjeet to have ServiceMaster replace the drywall removed to replace a hose bib connection as per their quote of \$1,050.00 plus taxes. The motion was **CARRIED**.

**D. ALUMINUM WIRING** JW Electric submitted an email message proposing to proceed with removing all aluminum wiring on Unit 28 - Unit 58. JW Electric submitted their first invoice in the amount of \$19,215.00 including taxes for removing aluminum wiring from Unit 1 - Unit 27. The invoice did not include drywall repair work. Discussion ensued; Council determined the drywall repair work should be deferred until all the aluminum wiring has been removed within all Strata Lots. It was **Moved by** Barjinder and **Seconded by** Justin to have JW Electric continue to remove aluminum wiring from Unit 28 – Unit 58 based on materials and time spent. The motion was **CARRIED**.

**Subsequent to the meeting, JW Electric submitted an additional invoice for removing aluminum wiring within Unit 1 - Unit 27 in the amount of \$19,845.00 including taxes.**

7. **TERMINATED** There being no further business to discuss at this time, the meeting was terminated at 7:01 pm.

**THE NEXT MEETING: There will be a Special General Meeting on  
December 29, 2023 at 7 p.m. (Registration 6:00 pm)  
The next Council Meeting will be held on January 10, 2023 at 6:30 pm**

Submitted by:  
**TEAMWORK PROPERTY MANAGEMENT**  
A Pacific Quorum Properties Inc. Company  
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**24-Hour Maintenance Emergency 778-241-7787**

IMPORTANT INFORMATION Please have this translated  
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire  
INFORMACIÓN IMPORTANTE En caso de que se le traduzca  
CHỈ DẪN QUAN TRỌNG Xin mời người dịch họ

重要資料 請找人做翻譯  
これは必須事項と知照させていただきます。 皆様のご理解を賜いますようお願い申し上げます。  
알려드립니다 이 것을 번역해 주십시오  
முற்றிய தகவல்கள் திரைபா வகையில் தினை தரவேண்டுகிறோம்

Please Note: The Real Estate Regulations require a vendor to provide purchasers with copies of Strata Corporation Meeting minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from Teamwork Property Management.

Owners may review official notices from the Strata Council and view Strata Council minutes by logging on to the Strata Corporation website [www.clearbrookvillage.info](http://www.clearbrookvillage.info)

**Owners, Tenants and Co-op Members are requested to register to obtain access to Council minutes and other information for Clearbrook Village please visit PQ ONLINE [www.pacificquorum.com](http://www.pacificquorum.com)**