

MINUTES OF  
COUNCIL MEETING

February 19, 2008

STRATA CORPORATION  
NW 136

“VILLA MONTECITO”

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ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

**Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.**

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**MINUTES OF COUNCIL MEETING  
STRATA CORPORATION NW 136  
"VILLA MONTECITO"**

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**HELD:** Tuesday, February 19<sup>th</sup>, 2008 at 5:30 PM in the "Villa Montecito" Pool Cabana, Montecito Drive, Burnaby, BC

**PRESENT:**

Rod Coleman	President / Buildings
Linda Phillips	Vice President / Landscaping
Bill Fraser	Treasurer
Richard Friio	Cabana Rentals
Judy Reyes	Parking
Lisa Losorelli	

**REGRETS:** Sven Bellamy

**AGENT:** Barbara Fisher                      Bayside Property Services Ltd.

**CALL TO ORDER**

With a quorum of Council Members present, the Meeting was called to order at 5:35 PM by Barbara Fisher, Bayside Property Services Ltd.

**PREVIOUS MINUTES**

After discussion, it was moved, seconded (Losorelli/Reyes) and carried unanimously to approve the Minutes of the November 6<sup>th</sup>, 2007 Council Meeting as previously distributed by Bayside.

**BUSINESS ARISING FROM THE MINUTES**

1. **Maintenance Report:**

Bayside provided Council with a report on all of the outstanding maintenance items. Bayside is in regular contact with the contractors and the Council President with respect to the ongoing maintenance requirements at "Villa Montecito". The following are all the items that have been addressed since the last Council Meeting:

- a) Numerous pest control issues with silver fish;
- b) #2 – 7307: repairs due to leak completed;
- c) Installed five patio doors;
- d) Power washing is under way to remove green organic material; ongoing;
- e) Installed Cabana exhaust fan;
- f) Replaced and painted siding, completed wall repairs, installed new lighting at 7309/7327;
- g) Stucco replaced at 7323 and 7325;
- h) Windows above noted areas as well;
- i) Repaired spot lights and replaced lamps at 7321/7355;
- j) New sign installed;
- k) 7353: four balcony vent soffits and siding replacement (planned maintenance);

- l) 5 – 7353: replaced ceiling;
  - m) irrigation system upgrades and repairs;
  - n) #6 – 7317: replaced patio doors;
  - o) #7 – 7315: replaced soffit vents.
2. Landscaping Report: The following was discussed:
- John Bathurst has completed the initial repairs to the irrigation system. John will return prior to starting up the system to provide quotes for further repairs.
3. Breezeway Re-Surfacing Test Site: This work has been completed. The Owners had given approval for three additional sites to be re-surfaced at the Annual General Meeting. Council is reviewing the breezeways to see where the highest need will be for re-surfacing.
4. Window Replacement: Council is reviewing the information that Owners sent to IRC regarding the condition of their windows. Council is also developing criteria to determine how the decisions for window replacement will be made.

### FINANCIAL REPORTS

1. Accounts Receivable: Council reviewed the Accounts Receivable Report as at the date of this meeting. Following discussion, Council instructed Bayside to effect collection of all outstanding accounts, as necessary.

**If you have received correspondence regarding overdue account balances, please contact Bayside immediately to discuss your overdue accounts.**

### NEW BUSINESS

1. Correspondence: Council has received correspondence regarding shed removal, hose bib malfunction, snow plowing, noise complaints, parking stall exchanges, contractor complaints, parking issues, a request to install a fence, and security issues. Bayside was directed to respond accordingly.
2. Kiddie Pool: Work to fill in the kiddie pool will commence prior to the pool area opening.
3. Security Issues: Owners are reminded to be mindful of strangers in the area and any activity that you may deem dangerous or inappropriate. If at any time you feel that inappropriate activity is taking place, please call 911 and alert the Police. Council is reviewing security options, such as security cameras and lighting.
4. Legal Opinion: Council is seeking a legal opinion in regard to who is responsible for the repair and maintenance of common property windows that have been replaced without the

permission of Council. Council will update Owners at a future Council Meeting as to the outcome of the legal opinion.

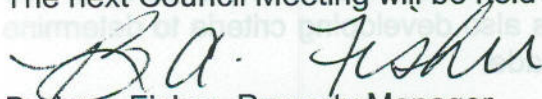
5. Shed Condition: Many sheds in the underground parking area are in disrepair. In an effort to manage this issue, Council has agreed to enact the following Rule until the next General Meeting where a bylaw will be recommended to the Owners.

It was moved, seconded (Coleman/Losorelli) and carried unanimously that:

*All sheds in the underground parkade must be in good repair and locked. Failure to keep your shed in good repair may result in the shed being removed at the Owner's expense.*

There being no further business to discuss, the meeting was terminated at 7:10 PM.

The next Council Meeting will be held on Tuesday, March 18<sup>th</sup>, 2008 at 5:30 PM in the Cabana.



Barbara Fisher, Property Manager

**BAYSIDE PROPERTY SERVICES LTD.**

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Fax: 604.430.2698

**Direct: 604.629.8771**

Email: [bfisher@baysideproperty.com](mailto:bfisher@baysideproperty.com)

Unwanted Appliance and Furniture Pick Up

You may contact the City of Burnaby @ 604.294.7210 to arrange for pick ups.

For appliances – call for same day pick up and for furniture call 24 hours prior.

For Cabana and Equipment Rentals: Email: [villamontecito@hotmail.com](mailto:villamontecito@hotmail.com)

**\*\*Recent revisions to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.**

**Weekend / Holiday / Evening Service Call Instructions**

Should you encounter a situation requiring emergency attention, please contact Bayside's office at 604.432.7774 and advise the operator of the situation giving as many details as possible. Ensure that you state it is an emergency and leave your name and telephone number. Your call will be returned promptly by the On-Call Property Manager so please keep your telephone line free in order that the emergency may be addressed.

Your cooperation in this regard is appreciated.