

MINUTES OF COUNCIL MEETING

May 20, 2008

STRATA CORPORATION NW 136

“VILLA MONTECITO”

This notice contains important information which may affect you. Please ask someone to translate it for you.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。

ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ 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.

Este aviso contiene información importante que puede afectarle personalmente. Pidale a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.

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

HELD: Tuesday, May 20th, 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
Judy Reyes Parking
Sven Bellamy Cabana Rentals
Lisa Losorelli
Richard Friio

AGENT: Barbara Fisher Bayside Property Services Ltd.

GUEST: Steve McConnell Owner

CALL TO ORDER

With a quorum of Council Members present, the Meeting was called to order at 5:30 PM by Barbara Fisher, Bayside Property Services Ltd.

GUEST BUSINESS

Steve McConnell met with Council regarding the shed issue. Mr. McConnell believes that he is in compliance with the order issued by the City of Burnaby regarding Zoning Bylaw 800.5 (1) and has directed Council and Bayside to not attempt to remove his shed. Mr. McConnell is willing to see the process of not complying with the order through in order to establish his point of view that the City of Burnaby does not have the right to remove his shed and that their interpretation of the Bylaw is incorrect. Mr. McConnell was told that any actions or cost of legal action from his shed remaining following the City of Burnaby's inspection date set for May 30th, 2008, will be fully borne by him as he is the only Owner not to comply with the order.

Mr. McConnell has also requested that Council seek a legal opinion regarding this matter. Council has made a decision to not seek a legal opinion, based on information received from the City of Burnaby, as they believe that it is not in the best interest of the Strata Corporation to incur legal costs at this time for this particular matter.

PREVIOUS MINUTES

After discussion, it was moved, seconded (Losorelli/Bellamy) and carried unanimously to approve the Minutes of the April 15th, 2008 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:

- Power washing;
- Pool fence repairs;
- Painting;
- #5 – 7305: Damage due to Harvard Roofing applying roofing materials over a bathroom vent has been repaired;
- Roof inspected due to damage, as described above;
- 5 new lights installed on 7357 north wall;
- Replaced cedar drainage box at entrance to pool deck;
- Built new bridge over drainage box at pool deck;
- Additional fencing added in front of shed;
- #3 – 7353: Breezeway exterior wall repaired and repairs to interior wall repaired with gyproc and insulation;
- Soffit Repairs at 7327 and #5 – 7373;
- Gutter Replacement at #5 – 7305.

2. Landscaping Report:

- Many trees and shrubs have been planted around the property in the past month.
- Council reviewed a request from an Owner to remove some small trees in front of their patio; this request was approved.

3. Shed Removal: The Strata Corporation is in receipt of correspondence from the City of Burnaby stating that the sheds in the underground parkade are in violation of section 800.5 (1) of the Burnaby Zoning Bylaw. All sheds, with the exception of one, have been removed as noted under Guest Business. The City of Burnaby will be inspecting the underground garages on Friday, May 30th, 2008.

Council would like to thank all Owners who have complied with the order. Any repercussions resulting from the one Owner who has not complied will be borne solely by that Owner.

- **Owners are reminded that storage of items on their balconies or patios is not permitted and violations are subject to fines as per the Bylaws.**

4. Roof Vent Insulation: Council is reviewing ways in which to insulate ceiling roof vents that have a tendency to "sweat". Council is in receipt of the report from the inspector, however, Council has requested more detailed information and has yet to receive that information. Owners will be notified of the outcome of the inspector's response.

5. Parking Issues: Council once again reviewed a variety of issues related to visitors parking. This is a complex issue and will be revisited at the next regularly scheduled Council Meeting. Owners are reminded that visitor parking stalls are for **visitors and not Owners who are using these stalls for additional parking**. There are plenty of visitor parking

stalls often empty on the east side of the complex adjacent to the cabana that can be used by your visitors. The worst example of Owners using visitors parking is at the area on the west side of the complex near the entrance to the pool.

FINANCIAL REPORTS

1. Financial Reports: After review and discussion, it was moved, seconded (Fraser/Bellamy) and carried unanimously to approve the May 2008 Financial Report as prepared by Bayside.
2. 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 account.

NEW BUSINESS

1. Correspondence: Council reviewed correspondence from Owners regarding issues related to sheds, alterations to a patio, a request for a new gutter, and pet noise. Bayside has been directed to respond accordingly.

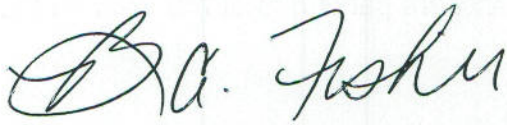
Communication with Council: Owners please note that communication with Council is done via the Property Manager and will be dealt with at the next regularly scheduled Council Meeting. Anonymous letters will not be accepted.

2. Pot Holes: The pot holes at the entrance to the complex will be repaired. Two volunteers from Council will undertake this work.
3. #5 – 7359: The dryer venting at #5 – 7359 had not been connected to the roof vent, which caused damage to the area between the roof and the ceiling of the unit; repairs will be undertaken to repair this damage.
4. Excessive Noise: As warmer weather approaches, Owners are reminded to be mindful of their neighbours and the noise that emanates from your unit. Loud music, partying on patios, and barking dogs are all considered excessive noise and can be dealt with as bylaw infractions with possible subsequent fines.

5. Pool Opening: The pool is now open; please see the attached Pool Rules and Pool Hours.

There being no further business to discuss, the meeting was terminated at 7:20 PM.

The next Council Meeting will be held on Tuesday, June 17th, 2008 at 5:30 PM in the Cabana.



Barbara Fisher, Property Manager
BAYSIDE PROPERTY SERVICES LTD.

Suite #100 – 6400 Roberts Street, Burnaby, BC V5G 4C9

Tel: 604.432.7774 (24 hrs – after office hours, emergencies only please)

Fax: 604.430.2698

Direct: 604.629.8771

Email: 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

**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.



June 1, 2008

To: All Owners "Villa Montecito" NW 136
Re: Pool Opening

The pool is now open. Please be advised that the pool use times are noted below. Please consult the Pool Rules posted in the pool area.

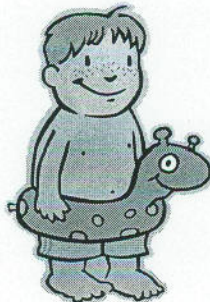
6:00 AM - 8:00 AM Fitness Swimming

8:00 AM - 5:30 PM Family Swim

5:30 PM - 7:00 PM Adults Only

7:00 PM - 9:00 PM Family Swim

9:00 PM - 10:00 PM Adults and Teenagers
Accompanied by an Adult



**STRATA PLAN NW 136
"VILLA MONTECITO"**

POOL RULES AND REGULATIONS

1. Every person using the pool does so at their own risk and responsibility, with full knowledge there is no pool supervisor.
2. Parents are solely and wholly responsible for the actions and safety of their own children.
3. **Notwithstanding any other provisions of these regulations, children under the age of 12 must be under the direct supervision of an adult.**
4. Residents who grant guest privileges will be held solely and wholly responsible for the actions and safety of their guests.
5. **Daily Hours of Pool Operations** (Except for necessary maintenance closures.)

TIMES	USE
6:00 AM – 8:00 AM	FITNESS SWIMMING
8:00 AM – 10:00 AM	POOL MAINTENANCE / OPEN SWIMMING
10:00 AM – 5:30 PM	OPEN SWIMMING
5:30 PM – 7:00 PM (MONDAY – FRIDAY ONLY)	ADULTS ONLY
7:00 PM – 9:00 PM	OPEN SWIMMING
9:00 PM – 10:00 PM	ADULTS & TEENAGERS ONLY

6. No nude bathing.
7. Persons must bring current pool tags with you and guests while at the pool and must be attached to the bathing apparel in such a manner as to be visible.
8. Persons with skin abrasions, colds, inflamed eye infections or wearing bandages are not to enter the pool.
9. Unfinished ragged edged cutoffs are not to be worn in the pool.
10. Running, pushing, wrestling, ball playing or any other rowdiness is not to be permitted in the pool or the area within the pool enclosure.
11. No play balls, surfboards, inflatable mats, inflatable rings or other toys and like paraphernalia maybe taken into or used in the pool. (Toddler pool excluded.)
12. No glass objects of any kind are to be brought into the pool area.
13. No food is to be brought into or consumed in the pool area except the lawn area east of the change room.
14. **No pets may be brought into the pool area.**
15. Guests may use the pool facility only with the authorization and in the company of an adult resident. A maximum of four guests per Unit are permitted at any one time.

