

MINUTES OF COUNCIL MEETING

August 12, 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. Pídale
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, August 12th, 2008, at 5:30 PM in the "Villa Montecito" Pool Cabana, Montecito Drive, Burnaby, BC

PRESENT: Rod Coleman President / Buildings
Bill Fraser Treasurer
Judy Reyes Parking
Lisa Losorelli
Richard Friio

REGRETS: Linda Phillips Vice President / Landscaping
Sven Bellamy Cabana Rentals

AGENT: Barbara Fisher Bayside Property Services Ltd.

CALL TO ORDER

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

This Council Meeting was held to discuss three emergency issues that require attention prior to the next Council Meeting scheduled for September 16th, 2008.

NEW BUSINESS

1. Bylaw Infraction Issue: Correspondence has been received from the Owner of #1 – 7373 in response to a bylaw complaint letter that was sent to them. It was moved, seconded (Losorelli/Friio) and carried unanimously to seek a legal opinion regarding the issues that have been raised by this Owner. Bayside has been directed to ask several specific questions to legal counsel in order to have them direct Council on the appropriate manner of how to respond to the Owner. This item will be updated at the next regularly scheduled Council Meeting.
2. Roof Issue #5 – 7305: Recently, Council was required to repair an issue related to the roof of #5 – 7305. The initial investigation revealed that a bathroom vent had been roofed over by Harvard Industries during the roof installation in 2002. The resulting damage was in excess of \$13,000.00. During a meeting held with Harvard Industries on July 18th, 2008, Harvard requested proof that there was indeed a vent leading to the affected area. Although a picture of the area was not available, there are three employees of Custom Contracting who can attest to the fact that there was a vent at the site of the damage. ATC Consulting also inspected the unit and attested to the fact that the damage was due to the space where the housing for the vent should have been.

Bayside has been directed to file a complaint against Harvard Industries with the Better Business Bureau.

It was moved, seconded (Friio/Fraser) and carried unanimously that the Strata Corporation would proceed with a small claims action against Harvard Industries, and any other persons that may be required to be named in the claim, in order to recover the cost of the required repairs to #5 – 7305. Council President, Rod Coleman, agreed to do the work required for this action.

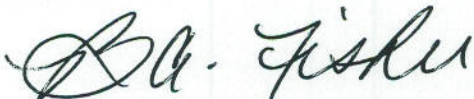
3. Roof Ventilation: At the time that the roofing issue was noted at 7305, it was also noted that the ventilation system on the roof had been changed. The change has reduced the amount of air circulation to the units in that building. The issue also affects the following buildings:

- 7303-7309
- 7311-7317
- 7329-7337
- 7369-7375

At the meeting with Harvard Industries on July 18th, 2008, Council requested that Harvard provide the Strata Corporation with the change order that shows approval was given to design the ventilation system as it exists today. Bayside has been directed to send a formal letter to Harvard Industries requesting that particular documentation. Depending on the outcome of the request, further action in this matter may be required.

There being no further business to discuss, the meeting was terminated at 6:30 PM.

The next Council Meeting will be held on Tuesday, September 16th, 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

If you haven't already done so, PLEASE REGISTER onto the website (www.villamontecito.ca). This site is for you, the Owners of Villa Montecito, and has a lot of information regarding our complex right at your fingertips. New registrants will need a password in order to register. Both Owners and Tenants can register onto the site. Please contact Rod Coleman at 604.220.6042 for the password.

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 to pick-up.

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.



Barbara Fisher, Property Manager

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