

MINUTES OF COUNCIL MEETING

October 21, 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, October 21st, 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
Richard Friio	
Lisa Losorelli	

AGENT: Barbara Fisher Bayside Property Services Ltd.

GUESTS: Su-Chun Pi & Jimmy Tsai Owners, #5 – 7325
Debbie Marentic Owner, #6 – 7331

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

The Owners of Unit #5 – 7325 met with Council to discuss a bylaw complaint letter they received regarding a white material that is covering the railing of their balcony. Bayside was directed to respond accordingly to several questions the Owners have regarding their concerns with the complaint.

The Owner of Unit #6 – 7331 met with Council to discuss issues with her skylight leaking, the Strata Corporation's responsibility to repair the skylight, and how this is impacted by the work done on the roof. Bayside was directed to respond accordingly.

PREVIOUS MINUTES

After discussion, it was moved, seconded (Coleman/Reyes) and carried unanimously to approve the Minutes of the September 16th, 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".

2. Landscaping Report:

Council discussed the quality of work that Nishi has been performing lately and noted that Bayside acquired a quote for a new landscaper. Council has agreed to review the issues they are having with Nishi and carry on with their contract for next year.

3. Roof Vent Insulation: Council has received and reviewed the reply from Harvard Industries regarding the issues related to the venting on several of the roofs at the complex, and the changes Harvard made to the venting on those roofs. Bayside has been directed to begin a process to determine what types of venting would be appropriate to augment the current system; this will be done in coordination with ATC Consulting and Harvard Industries. Council has also requested that the letter written by Harvard industries to the Strata Corporation regarding this issue be reviewed by legal counsel prior to responding to Harvard Industries.

4. Mailboxes: This item has been deferred until the next regularly scheduled Council Meeting.

5. Stucco Work: The outstanding stucco work required for the windows that were installed this past year is near completion.

FINANCIAL REPORTS

1. Financial Reports: After review and discussion, it was moved, seconded (Fraser/Coleman) and carried unanimously to approve the August and September 2008 Financial Reports, 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.

3. Proposed 2009 Operating Budget: Council reviewed the draft Operating Budget for 2009; Bayside will make the changes directed by Council. The Budget will be presented to the Owners for approval at the Annual General Meeting, which has been tentatively scheduled for Tuesday, December 9th, 2008.

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

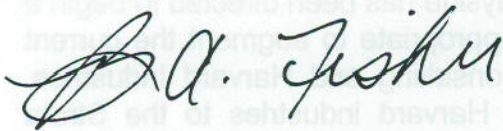
NEW BUSINESS

1. Website: Council has agreed to appoint Sven Bellamy as the new administrator of the website. This would mean that he will be the liaison to the web designer. Alternatives to the current website will be investigated in an effort to minimize issues with Owners' interactions with the website, and reduce expenses in this area.

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 or acknowledged.

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

The next Council Meeting will be held on Tuesday, November 18th, 2008 at 5:30 PM in the Cabana.



Barbara Fisher, Property Manager

BAYSIDE PROPERTY SERVICES LTD.

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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 users 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.

**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.