

MINUTES OF COUNCIL MEETING

November 18, 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, November 18th, 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 Frio	
Lisa Losorelli	

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.

PREVIOUS MINUTES

After discussion, it was moved, seconded (Reyes/Bellamy) and carried unanimously to approve the Minutes of the October 21st, 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:

A letter detailing the issues related to the work performed by Nishi Gardenscape was reviewed. Council will review their contract proposal when the terms for the New Year are provided by Nishi.
3. Roof Vent Insulation: This item is ongoing and will be updated at the next regularly scheduled Council Meeting.
4. Mailboxes: This item has been deferred until the next fiscal year.
5. Stucco Work: The outstanding stucco work required for the windows that were installed this past year is near completion. Council is waiting for the contractor to review the work performed and follow up on any deficiencies.

6. Website: Effective immediately, the website for "Villa Montecito" will no longer be functioning. Council has reviewed the cost of the website against the effectiveness of the service and has determined that it is no longer cost effective to continue with this service. Cabana bookings will be handled by Sven Bellamy, who can be reached in the following manner:

Email: sevenb@hotmail.com
Cell: 778.886.1971

FINANCIAL REPORTS

1. Financial Reports: After review and discussion, it was moved, seconded (Friio/Coleman) and carried unanimously to approve the October 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, January 27th, 2009.

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

NEW BUSINESS

1. Recycling: Owners are once again reminded that you must remove recycling items that cannot fit into the bins provided by the City of Burnaby. Large electronics, appliances, furniture, etc., are not the responsibility of the Strata Corporation to remove. The recycling depot at Stillcreek can handle most of the items that require recycling. If not, consult with the City of Burnaby and they will be happy to direct you to the appropriate location.

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 6:50 PM.

The next meeting will be the Annual General Meeting, which has been tentatively scheduled for Tuesday, January 27th, 2009 at 7:00 PM at the Burnaby Mountain Golf Course; formal Notice to follow.



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 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.