

MINUTES OF COUNCIL MEETING

April 28, 2009

STRATA CORPORATION
NW 136

"VILLA MONTECITO"

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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, April 28th, 2009 at 6:00 PM in the "Villa Montecito" Pool Cabana, Montecito Drive, Burnaby, BC

PRESENT:

Richard Friio	President
Linda Phillips	Vice President / Landscaping
Bill Fraser	Treasurer
Judy Reyes	Parking
Sven Bellamy	Cabana Rentals
Levent Koyuncu	
Lisa Losorelli	

AGENT:

Barbara Fisher	Bayside Property Services Ltd.
Jennifer Windsor	Bayside Property Services Ltd.

GUEST: Ash Dhanani #5 – 7317

CALL TO ORDER

With a quorum of Council Members present, the Meeting was called to order at 6:00 PM by Barbara Fisher, Bayside Property Services Ltd.

GUEST BUSINESS

Mr. Ash Dhanani attended the meeting to bring to Council's attention his concerns over the misuse of visitor parking. Mr. Dhanani has prepared detailed spreadsheets of vehicles parked in visitor parking stalls that he believes belong to Owners.

PREVIOUS MINUTES

After discussion, it was moved, seconded (Friio/Losorelli) and carried unanimously to approve the Minutes of the March 24th, 2009 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 maintenance items completed in the past month, as listed below. Bayside is in regular contact with the contractors and the Council President with respect to the ongoing maintenance requirements at "Villa Montecito".

- Sewer line cleared to City connection that affected 7371 and 7369.
- Sewer line cleared at 7335 down 28'.
- Back-up in sumps at townhouses (sumps will be cleaned).

- 7327 sewer line cleaned 30'.
 - Flood restoration was required at 7325 due to water backup from the unit above, which was caused by a clog in the sewer line.
 - The window condensation issue was rectified in #5 – 7371.
 - A bin was arranged for Owners to dispose of “spring cleaning items”.
2. Caretaker's Report:
- All missing tiles in both pools have been re-installed and cleaned.
 - The pump and motor will be changed.
 - The cracked pool fill line should be repaired.
 - Cabana deck is being repaired.
 - Pool bathrooms have been cleaned, repaired and painted.
 - Floors to be re-grouted before pool opening.
 - Various piles of construction debris have been sorted and disposed of.
 - Retaining wall has been built for the garden.
 - Repaired wheelbarrow tire.
 - Cleaned around the garbage and recycling areas.
 - Relocated recycling to curb on Wednesdays.
 - Repaired leaking down pipe at a townhouse.
3. Landscaping Report:
- The following landscaping items have either been completed or will be underway accordingly.
- Soil has been delivered and relocated to various locations around the complex.
 - Bedding plants, shrubs and trees have been planted.
 - Bamboo was dug out of the beds by 7319.
 - Cherry trees will be pruned once they have finished flowering.
 - Roses have been planted by 7365 and 7357.
 - Another wheelbarrow and more soil are required.
 - New mirrors will be installed in the Cabana bathrooms.
4. Roof Ventilation: The work has been completed and Council is awaiting the final report from ATC Consultants.
5. Electrical Work: Houle Electric is waiting for a part from BC Hydro. Work will resume once the part has been acquired.
6. Quote Approvals:
- Deck railing repairs in the amount of \$822.00.
 - #8 – 7333: Repairs were required due to excessive build up of moisture from poor roof ventilation. The ventilation issue has been rectified; closing up the ceiling has been approved.

- Patio replacement has been approved for #8 – 7311, #6 – 7309, #7 – 7307, #8 – 7323 and #5 – 7337.
- 7. Stucco Work: Stucco work required around the windows that were replaced last summer will be completed this summer. This work will take place when the new next set of sliding glass doors is replaced.
- 8. Complex Lights: Lights that were approved for replacement at the Annual General Meeting have been ordered. It is anticipated that they will arrive in 6 – 8 weeks and will be installed by a certified electrician.
- 9. Asphalt Patch: The asphalt patch at the entrance to the underground parkade at 7369 will be repaired once Ventresca Plumbing has investigated what could be a collapse of the line that was installed in the summer of 2007. A recent back-up of the sewer line in that area indicates that more work may be required.
- 10. Unit #6 – 7331 Alteration Agreement for Skylight: It was moved, seconded (Fraser/Losorelli) and carried unanimously to advise the Owner of #6 – 7331 that an Alteration Agreement must be signed prior to the next Council Meeting and before repairs are undertaken to the skylights in their unit. Failure to do so will result in the skylight being removed and the area being roofed over.
- 11. Council Communication and Decision Making: Council agreed that any non emergency correspondence will be handled at the next scheduled Council Meeting.

FINANCIAL REPORT

Monthly Reports: It was moved, seconded (Bill/Richard) and carried unanimously to approve the March 2009 Financial Report as prepared by Bayside.

NEW BUSINESS

1. Parking Issues and Parking Bylaw Infraction Protocol: Council discussed the current practice for dealing with Owners who are not adhering to the Parking Bylaws. Council is reviewing the parking allocations, rental stalls, and the use of visitor parking stalls by Owners. Council will endeavour to find out who is not adhering to the Parking Bylaws and will act accordingly.
2. Correspondence: Council reviewed correspondence from an Owner regarding the decks in front of the townhouse units. Bayside has been directed to respond accordingly.
3. Window Washing: Bayside has been directed to have all the accessible and inaccessible windows in the complex cleaned; Owners will be notified accordingly.
4. Red Dot Program: As discussed at the Annual General Meeting, Owners will be provided with a red dot to identify their mailbox as one that does not want to receive any

unsolicited mail. Red dots will be distributed at a later date.

5. Power Washer: Bayside has been directed to notify the caretaker to mark the new power washer in such a way that it can be easily identifiable in the event of a theft.

There being no further business to discuss, the meeting was terminated at 7:45 PM.

The next Council Meeting has been scheduled for Tuesday, May 26th, 2009 at 6:00 PM in the Cabana.

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.



Barbara Fisher
Property Manager

BAYSIDE PROPERTY SERVICES LTD.

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Fax: 604.430.2698

Direct: 604.629.8771

Email: bfisher@baysideproperty.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.



CABANA RENTALS

Contact: Sven Bellamy @ sevenb@hotmail.com 778.886.1971

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.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

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.