

# MINUTES OF COUNCIL MEETING

May 26, 2009

## 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"**

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**HELD:** Tuesday, May 26<sup>th</sup>, 2009 at 6:00 PM in the "Villa Montecito" Pool Cabana, Montecito Drive, Burnaby, BC

**PRESENT:** Richard Friio                      President  
Bill Fraser                              Treasurer  
Judy Reyes                              Parking  
Sven Bellamy                          Cabana Rentals  
Levent Koyuncu  
Lisa Losorelli

**REGRETS:** Linda Phillips                      Vice President / Landscaping

**AGENT:** Jennifer Windsor                      Bayside Property Services Ltd.

**GUESTS:** Petya Pencheva                      7389  
Diva Morris                              7391  
Simone Brandl                          7393  
Branko Marentic                      #6 – 7331  
Deborah Marentic                      #6 – 7331

**CALL TO ORDER**

With a quorum of Council Members present, the Meeting was called to order at 6:02 PM by Jennifer Windsor, Bayside Property Services Ltd.

**GUEST BUSINESS**

Mrs. Pencheva, Mrs. Morris and Mrs. Brandl attended the meeting to discuss with Council their plans to add decks to their units. These Owners were directed to go to Burnaby City Hall to obtain any permits required to build the decks, and also to have a PPA (Preliminary Plan Approval) for their plans. Any changes to the units must be with BOTH the City of Burnaby and Council approval and must be built in accordance with the City of Burnaby's Building Code.

Mr. and Mrs. Marentic attended the meeting to discuss an Alteration Agreement for the skylights in their unit. When they purchased their unit they were not aware that the skylights were not original to the unit, and that they would be required to sign an Alteration Agreement. Repairs are required to the skylights and the Owners agreed to pay a portion of the repairs since the skylights are an improvement and therefore their responsibility to repair and maintain.

**PREVIOUS MINUTES**

It was moved, seconded (Losorelli/Bellamy) and carried unanimously to approve the Minutes of the April 28<sup>th</sup>, 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".

- Pest control for wasps, squirrels, birds and Carpenter Ants. There will be further investigation into the Carpenter Ants and any damage that they may have caused.
- Work has been completed on five decks, as well as soffit and railing work.
- The pool is now open. Owners are reminded of the dinner hour Adult Swim that was approved at the last Annual General Meeting.
- New toilets have been installed in the men's and women's washrooms.
- A new leaf blower has been purchased for the complex.

### 2. Caretaker's Report: Tabled until the next Council Meeting as the Caretaker has been very busy around the complex and was unable to prepare a formal report.

### 3. Landscaping Report:

The following landscaping items have been completed:

- Diseased Junipers were removed as recommended by the Arborist.
- Trees were pruned and some shrubs were transplanted into different areas.
- Hedges were trimmed.
- Bedding plants were planted.

### 4. Roof Ventilation: The work has been completed and Council is awaiting the final report from ATC Consultants.

### 5. Mailboxes: Installation will take place in the winter with the exception of a known broken mailbox for one unit, which will be replaced shortly.

### 6. Electrical Work: Houle Electric is waiting for a part from BC Hydro. Work will resume once the part has been acquired; Bayside was directed to follow up.

### 7. Quote Approvals:

- Deck sealing has been approved for those decks that haven't yet had sealant applied.

### 8. 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 next set of sliding glass doors is replaced.



9. Complex Lights: A walk through was completed with the lighting company, the electrician, Council, the Caretaker and Bayside. Paperwork to claim the rebate on the installation will be completed by Richard Friio and Lisa Losorelli.
10. 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.
11. Council Communication and Decision Making: Council agreed that any non emergency correspondence will be handled at the next scheduled Council Meeting. Any requests or correspondence should be directed to Jennifer Windsor of Bayside; her contact information is on the last page of these Minutes.
12. Cabana Rental Report: The Cabana is very popular and has been rented out more this summer than all of last year.

## **FINANCIAL REPORT**

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

## **NEW BUSINESS**

1. Correspondence: Council reviewed correspondence from Owners regarding decks in front of the townhouse units, stairs, loud children playing outside, uneven flooring, parking, maintenance requests, landscaping alterations, sprinklers, the Adult Swim hour at the pool, a dryer vent that requires camera scoping, and two units with water coming from the units above them. Bayside has been directed to respond accordingly.
2. Security Gate and/or Part-Time Security Guard for Underground Parking: Bayside has been directed to obtain quotes for a security gate for the underground parkade. Owners are reminded that they are not to leave valuables in their vehicles as there have been reported break-ins and stolen vehicles.
3. Electrician: The Caretaker has identified some electrical work that needs to be done around the complex and has requested that an electrician come in for a day; Council approved the request and the electrician has volunteered his time for some small repairs.
4. Power Washer: Bayside has been directed by Council to purchase a new electrical power washer due to the overwhelming request from Owners.

There being no further business to discuss, the meeting was terminated at 8:45 PM.

The next Council Meeting has been scheduled for Tuesday, June 23<sup>rd</sup>, 2009 at 6:00 PM in the Cabana.



**“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.)

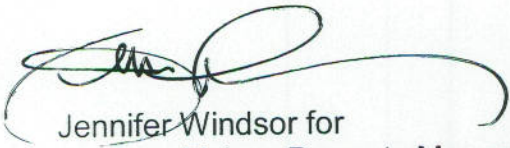
TIMES	USE
6:00 AM – 8:00 AM	FITNESS SWIMMING
8:00 AM – 10:00 AM	POOL MAINTENANCE / OPEN SWIMMING
10:00 AM – 5:30 PM	OPEN SWIMMING
5:30 PM – 7:00 PM	ADULTS ONLY
7:00 PM – 9:00 PM	OPEN SWIMMING
9:00 PM – 10:00 PM	ADULTS & TEENAGERS ONLY
Saturday/Sunday	

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.
16. No smoking in the pool 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.



Jennifer Windsor for

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](mailto: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](mailto: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.



