

MINUTES OF COUNCIL MEETING

June 23, 2009

STRATA CORPORATION NW 136

"VILLA MONTECITO"

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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
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Este aviso contiene información importante que puede afectarle personalmente. Pídale
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**MINUTES OF COUNCIL MEETING
STRATA CORPORATION NW 136
"VILLA MONTECITO"**

HELD: Tuesday, June 23rd, 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
Sven Bellamy	Cabana Rentals
Levent Koyuncu	
Lisa Losorelli	

REGRETS: Judy Reyes Parking

AGENT: Jennifer Windsor Bayside Property Services Ltd.

GUEST: Rod Coleman

CALL TO ORDER

With a quorum of Council Members present, the Meeting was called to order at 6:07 PM by Jennifer Windsor, Bayside Property Services Ltd.

GUEST BUSINESS

Rod Coleman attended the meeting to discuss with Council his idea to add wooden trim around the sliding glass doors as they are replaced in order to make it less expensive to replace them in the future.

PREVIOUS MINUTES

It was moved, seconded (Losorelli/Bellamy) and carried unanimously to approve the Minutes of the May 26th, 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, a skunk, and Carpenter Ants. There will be further investigation into the Carpenter Ants and any damage they may have caused.
- Work has been completed on five decks, as well as soffit and railing work.

2. Caretaker's Report: The Caretaker provided a detailed report on all of the projects he has been working on. The Caretaker has also taken over the responsibility of managing the pool, which needs to be PH balanced daily. **Owners are reminded that any maintenance requests are to be directed to Bayside, which will then relay the request to Council.**
3. Landscaping Report:
The following landscaping items have been completed:
 - A plum tree has been purchased and will be planted.
 - Some shrubs were removed and replaced with Cedars.
 - Council appreciates the hard work of the volunteer weeding team.
 - Sprinklers are undergoing repairs and a call back is expected this week.
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. Deck Sealing: Deck sealing has commenced and is expected to be completed shortly.
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: Some of the lights have already been installed; more lights are on the way and are expected within the next few weeks. The lights are low wattage and are expected to save the Strata Corporation money on the hydro bills. 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. Ventresca has been reminded that this work needs to be completed.
11. Owner Roof Repair: Bayside has requested quotes to repair the roof and skylights for an Owner. One company has attended, but has not responded with a quote. This item is ongoing and will be updated at the next Council Meeting.
12. Cabana Rental Report: The Cabana is very popular and has been rented out more this summer than all of last year. Council reports that the Cabana has been rented for family gatherings, poker nights and hockey playoffs.

FINANCIAL REPORT

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

NEW BUSINESS

1. Correspondence: Council reviewed correspondence from Owners regarding water stains on the ceiling and carpet, a deck without a railing, a dog off leash, a request to build a deck, pest control, visitor parking, and maintenance requests. 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. This item will have to be approved by the Owners at a General Meeting. 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 had identified some electrical repairs that were required. An Owner, who is an electrician, volunteered his time to perform some small repairs. Council thanks him for his work.
4. Power Washer: Bayside has been directed by Council to purchase a new electrical power washer for Owners' use. This item will have to be approved by the Owners at a General Meeting.
5. Electrical Outlets in Common Areas: Council has noticed some outlets in common areas that are not working. Council will be looking into this matter and will report back at the next Council Meeting.
6. Hose Bibs: The Caretaker will repair some of the hose bibs that require simple repairs; a plumbing company will be called in to repair the hose bibs that the Caretaker cannot repair.
7. Storage Shed: Council has determined that there is a need for an additional shed to store maintenance items. This item will have to be approved by the Owners at a General Meeting.
8. Hot Tub: Council discussed the possibility of replacing the toddler pool with a hot tub. This item will have to be approved by the Owners at a General Meeting.
9. Newspapers: Council has noticed that many Owners are not reading the free newspapers that are being delivered to the complex. A Council member volunteered to phone the newspaper company and stop delivery of one of the newspapers, and ask the other company to deliver the papers to the doorstep so they don't blow around and make a mess.
10. Visitor Parking: All residents are reminded that visitor parking stalls are strictly for the use

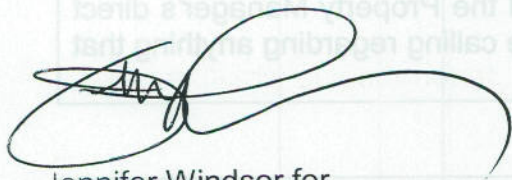
of visitors as per the following registered Bylaw of the Strata Corporation:

36. *Guest parking is permitted only in designated stalls and is for the exclusive use of visitors and shall be limited to a maximum duration of one day, unless arranged differently with council. Any guest who visits for a longer period than 24 hours must leave a visible note stating with whom and where they are visiting – a 7 day maximum limit stay in guest parking areas is strictly enforced.*

There being no further business to discuss, the meeting was terminated at 7:50 PM.

The next Council Meeting has been scheduled for Tuesday, September 22nd, 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.



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

**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.