

**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

**重要資料** 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**알려드립니다** 이것을 번역해 주십시오

**ਗੁਰੀ ਜਾਣਕਾਰੀ** ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

## **STRATA COUNCIL REPORT STRATA PLAN BCS 907 – VILLA JARDIN**

**DATE HELD:** TUESDAY, FEBRUARY 22, 2011  
**LOCATION:** LIBRARY, VILLA JARDIN,  
6833 STATION HILL DRIVE,  
BURNABY, BRITISH COLUMBIA  
**CALL TO ORDER:** 7:00 P.M.

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**Council in Attendance:** Erna Krische #2201 PRESIDENT  
Dean Denis #701 VICE PRESIDENT  
Selina Collins #408

**Regrets:** Yuefei (Eric) Xu #801 TREASURER  
Gene Chiang #802  
Dmitry Itskovich #1003  
Logan Yau #1005

**Also in Attendance:** Linda MacSeafraidh, Stratawest Management Ltd.

(1) **CALL TO ORDER**

The Meeting was called to order at 7:10 p.m. by Strata Council President, Erna Krische.

(2) **PREVIOUS MINUTES**

It was

**MOVED AND SECONDED (Denis/Collins)**

To approve the Minutes of the Strata Council Meeting held January 25, 2011 as previously circulated.

**CARRIED UNANIMOUSLY**

(3) **REPAIR PROJECT**

a) **Project Update**

Erna Krische reported that the project is coming to the end. Application of paint and urethane needs to be carried out in warmer weather. There is some membrane work also required to be completed. Work on the 2<sup>nd</sup> level was done and also requires finishing. When the work is finished, a questionnaire will be issued to Owners who are required to report deficiencies in the work involved in the remediation project. An Owner reported a concern over the dislodging of blinds and potential concern about the window integrity. RDH Building Engineering will be requested to attend to the matter, although it is understood they have already attended the Strata Lot. RDH will be requested to file a report on their findings.

Although not part of the remediation project, the cause of two leaks into the parking areas have been investigated and have been carried out for one of the leaks, but the other leak still requires some corrective measures.

b) **Arrears**

Strata Council reviewed the arrears noted and gave direction to Management on proceeding with collection of certain accounts. Almost all the Special Levy monies have been collected.

c) **Flood Repairs**

The repairs to Strata Lots damaged as a result of a unsealed deck are almost complete. JLK has issued payment for the emergency invoice for drying out the suites. Stata Council was pleased with JLK's efforts in this matter.

(4) **CARETAKER REPORT**

Strata Council reviewed the report submitted by the Caretaker and accepted same.

(5) **UNFINISHED BUSINESS**

a) **Elevator Repairs**

The replacement of the motor in the freight elevator is underway and is expected to be completed within the next week. Strata Council noted a concern about the operation of the small elevator and the doors not opening. The matter will be investigated. West Coast Elevator will be requested to address the problem.

b) **Hot Water Tank Replacement**

Subsequent to obtaining quotes, the hot water tank was replaced at the lowest cost available.

c) **Dryer Duct Cleaning**

Strata Council was pleased with the work carried out by City Air Ducts and directed that the invoice be paid. The report indicated that two booster fans were not working. The booster fans and associated dryer equipment are the Strata Lot Owner's responsibility to repair and maintain. Correspondence will be issued to the Strata Lots involved advising of the malfunction.

(6) **FINANCIAL REPORT**

a) **Financial Statements**

Sidhu Straker performed an audit on the Strata Corporation books and records as at September 30, 2010. Strata Council reviewed and accepted the report.

Review of the Financial Statements was tabled to the next Strata Council Meeting.

(7) **CORRESPONDENCE**

Correspondence received and issued on behalf of the Strata Corporation was reviewed.

(8) **COMMITTEE REPORTS**

There were no Committee Reports.

(9) **NEW BUSINESS**

a) **Domestic Hot Water Issue**

The three inch domestic hot water reducing valve servicing the lower zone, located on the 9<sup>th</sup> floor failed and needed to be replaced. The three inch riser pipe had not been properly supported from original construction and the unsupported weight of the pipe eventually caused the pipe to collapse onto the pressure reducing valves. A riser clamp was installed at the 10<sup>th</sup> floor which required cutting into the wall and shutting the water off for a day. The cost was approximately \$5,000.00 plus HST.

b) **In-Suite Leak**

An ongoing water leak in the ceiling of a Strata Lot was originally suspected to be a dryer vent problem. However, the leak has continued and expanded. A plumber will be engaged to identify the problem.

c) **Failed Sealed Window Units**

Three Strata Lots reported failed sealed window units. Management investigated the problem and will obtain quotes as appropriate.

d) **Fire Safety Inspection**

The annual fire safety inspection was carried out and a deficiency report has been received. Strata Council directed that the deficiencies be corrected.

e) **Generator Servicing**

Finning Canada recently carried out the generator testing and reported that no significant problems were found. However, Finning recommended that the coolant be drained and replaced and the system flushed, coolant hoses and clamps be replaced, shut off valves installed and the batteries replaced. The work is reasonable considering the age of the generator. Strata Council directed the work be carried out.

f) **Water Damage**

As previously noted, the water system was shut down on February 9, 2011 in order to carry out required repairs. A resident turned the water taps on in the bathroom sink and neglected to turn them off prior to leaving the unit. When the water was turned on, water flowed through the taps and flooded a number of units from the 7<sup>th</sup> floor down. Initial drying has been carried out. A quote for final repairs has been received. Management will request an estimate of the cost of the initial emergency work and will forward this information to the Strata Council so a decision can be made whether or not an insurance claim is worth filing given the \$5,000.00 deductible. The estimate for repairs is approximately \$5,400.00 plus HST.

g) **Valley All Door Invoice**

Valley All Door submitted an invoice from September 2009. Strata Council discussed the issue and directed that the invoice be challenged as it was during the time when the new gate was installed and was problematic.

h) **Strata Property Act Survey**

The legislature has issued a request for condominium owners to complete a *Strata Property Act* survey. Notices have been posted on the Notice Board.

(10) **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:30 p.m. The next meeting will be March 29, 2011.