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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
ਬਹੁਤ ਜ਼ਰੂਰੀ ਖ਼ਬਰਾਂ ਹਨ ਜਿਨ੍ਹਾਂ ਨੂੰ ਹਿੰਦੀ ਜਾਂ ਉਰਦੂ ਵਿੱਚ ਅਨੁਵਾਦਿਤ ਕਰਵਾਓ

STRATA COUNCIL REPORT STRATA PLAN BCS 907 – VILLA JARDIN

DATE HELD: TUESDAY, JUNE 21, 2011
LOCATION: LIBRARY, VILLA JARDIN,
6833 STATION HILL DRIVE,
BURNABY, BRITISH COLUMBIA
CALL TO ORDER: 7:00 P.M.

Council in Attendance: Erna Krische #2201 PRESIDENT
Dean Denis #701 VICE PRESIDENT
Yuefei (Eric) Xu #801 TREASURER
Dmitry Itskovich #1003
Selina Collins #408

Regrets: Gene Chiang #802

Also in Attendance: James Bourget, RDH Building Engineering
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) REPAIR PROJECT

James Bourget of RDH Building Engineering provided Strata Council with the results of the investigation into the exterior cladding around the building. It was discovered that the North East corner is the only wall affected with the construction defect whereby two layers of waterproof membrane are installed making the wall non-breathable. RDH Building Engineering provided an order of magnitude for the required repairs to this wall. RDH also provided optional additional sealing and waterproofing upgrades.

A Special Levy will be proposed at the upcoming Annual General Meeting to raise funds to repair the North East wall.

RDH emphasized the importance of using the fans inside the units in order to ensure proper ventilation. Many of the units have a higher than acceptable level of humidity and this is exacerbating the problem in the wall structure and throughout the remainder of the building where the building code was followed.

Mr. Bourget further advised on one unit being investigated to determine the cause of water staining in front of a window assembly. Mr. Bourget advised the leak did emanate from the poor performance of the wall assembly and/or window. The problem has since been addressed with the water shedding work approved at the Special General Meeting held April 22, 2010. RDH Building Engineering also attended to some adjustments to the window in that unit. Management was directed to obtain quotes on repairing interior damage to this unit resulting from the issues noted above.

Management issued a letter to National Home Warranty enclosing numerous letters previously issued bringing to their attention the water leak into a particular unit. The warranty company was put on notice that the Strata Corporation holds them responsible for repairs under the warranty.

Deck drain

An issue was found with a deck drain in a unit. The original construction consisted of an additional hole being drilled in the deck. When the water shedding improvements were carried out, this hole was filled in. The deck fills with water during heavy rain and the location of the drain is not appropriate for draining the water. A change order will be issued to re-slope the balcony so that water drains from the balcony.

James Bourget was thanked for his attendance and left the meeting.

(3) AGENDA

It was,

MOVED AND SECONDED (Itskovich/Denis)

To amend the Agenda by moving Correspondence from 7) to after the next Meeting Date and before the Adjournment.

CARRIED UNANIMOUSLY

(4) PREVIOUS MINUTES

It was,

MOVED AND SECONDED (Itskovich/Xu)

To approve the Minutes of the Strata Council Meeting held May 31, 2011 as previously circulated.

CARRIED UNANIMOUSLY

(5) CARETAKER REPORT

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

(6) UNFINISHED BUSINESS

a) Generator

The switch to Simson Maxwell has been completed. Simson Maxwell will carry out the next load test on the generator.

b) Paving Stones

Paving stones were repaired in several difference locations and Strata Council was satisfied with the work.

c) Irrigation System Upgrades

The irrigation service provider will be carrying out the work on upgrading the irrigation system in July.

d) Seismic Gas Shutoff Value

A quote was received for a seismic gas shutoff value in the approximate amount of \$2,500.00. Management was directed to ascertain what contingencies are in place by Fortis in the event of an earthquake.

(7) FINANCIAL REPORT

Strata Council Treasurer, Eric Xu reviewed the Financial Statements to March and to April, 2011. There being no concerns it was

MOVED AND SECONDED (Xu/Denis)

To approve the Financial Statements up to and including April 30, 2011.

CARRIED UNANIMOUSLY

(8) **COMMITTEE REPORTS**

There were no Committee Reports

(9) **NEW BUSINESS**

a) **Caretaker Wage Increase**

Strata Council considered that the caretaker received a wage increase approximately four years ago. He has not received an increase since that time. Taking into consideration the increases given to some caretakers in neighboring stratas, Strata Council decided to offer a wage increase in the approximate amount of 5%.

b) **Next Meeting Date**

The next meeting is scheduled for August 30, 2011 and will be the Budget and AGM Planning Meeting.

Strata Council noted a Resolution would be included to reduce the rentals at Villa Jardin as requested by the Owners at the last Annual General Meeting. Resolutions will also be included to deal with the additional work that is required on the North East wall and any other items requiring immediate repair. While it is hoped that National Home Warranty will address the issue, the Strata Corporation has a duty to mitigate the damage and must proceed with repairs in a timely manner. Strata Council will also forward a Resolution to the Owners regarding installation of superior and quieter ventilation fans and timers that are set to the Owners' needs.

(10) **CORRESPONDENCE**

Correspondence was received from a unit Owner making a noise complaint. Correspondence was also received from the unit Owner against whom the complaint was made, indicating measures are being undertaken to reduce the noise.

(11) **ADJOURNMENT**

There being no business the meeting adjourned at 9:42 pm.

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महत्वपूर्ण सूचनाएं बिना किसी भी देरी के इसका अनुवाद करवाएं

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

DATE HELD: TUESDAY, MAY 31, 2011
LOCATION: LIBRARY, VILLA JARDIN,
6833 STATION HILL DRIVE,
BURNABY, BRITISH COLUMBIA
CALL TO ORDER: 7:00 P.M.

Council in Attendance: Erna Krische #2201 PRESIDENT
Dean Denis #701 VICE PRESIDENT
Dmitry Itskovich #1003
Selina Collins #408

Regrets: Gene Chiang #802
Yuefei (Eric) Xu #801 TREASURER

Also in Attendance: Linda MacSeafraidh, Stratawest Management Ltd.

The Strata Council regrets to announce the resignation of Logan Yau. Mr. Yau resigned subsequent to selling his unit.

(1) CALL TO ORDER

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

(2) GUEST BUSINESS

A Strata Lot Owner attended the meeting to raise concerns over window and condensation issues within his unit. The Owner presented his concerns in detail and was advised that further investigation of the issues had already been requested by the Strata Council. A report from RDH Building Engineering Ltd. is forthcoming.

(3) PREVIOUS MINUTES

It was,

MOVED AND SECONDED (Collins/Denis)

To approve the Minutes of the Strata Council Meeting held April 26, 2011 as previously circulated.

CARRIED UNANIMOUSLY

(4) REPAIR PROJECT

a) Project Update

RDH Building Engineering Ltd presented the results of the investigation into the North East corner of the building at the site meeting held Friday May 27, 2011. Evidence was found of an improper vapour barrier that could lead to premature deterioration of the exterior sheathing as a result of excessive humidity building up within the wall structure. RDH advised that the construction of the wall assembly at this location is not accepted practice, and contrary to the intent of the building.

Similar wall construction at the southeast corner of the building exists and RDH Building Engineering Ltd. suggested a camera investigation be carried out by way of a bosun chair drop, where holes would be drilled into the mortar and a camera would be inserted hopefully identify the vapour barrier used at this location. RDH Building Engineering Ltd. cautioned that locating exact points through the mortar would be difficult and the results might not be conclusive.

Strata Council considered the information and suggestions forwarded at the site meeting. It was,

MOVED AND SECONDED (Collins/ Itskovich)

RDH Building Engineering Ltd. be engaged to complete an investigation of the brick veneer wall assembly at the southeast corner of the building by way of a swing stage.

CARRIED UNANIMOUSLY

Subsequent to the Strata Council Meeting, RDH advised that the cost of carrying out their investigation by way of swing stage was prohibitive. It was therefore decided to carry out the review by accessing the interior of the units. The investigation is underway.

An Owner detailed details of dripping noises. As a result of the Owner's record keeping, it was determined that balcony drain spill spouts on two units were too short. These were extended and the Owner advised that the noise had abated.

Council Member Erna Krishe produced correspondence issued by Management dated July 23, 2007 advising National Home Warranty, Metro-Can Construction Ltd, and Station Hill Park Development Ltd acknowledging that an employee of Metro-Can Construction Ltd had attended a unit, spray painted an area where there was evidence of water ingress and were asked to provide details of the work that had been carried out to address the problem prior to the cosmetics being addressed. Strata Council directed that correspondence be issued to National Home Warranty advising that the issue was reported within the five year warranty for water ingress and requesting that the insurer address the problem. Strata Council also discussed the time factor involved in a warranty claim and the duty to mitigate the damage.

(5) CARETAKER REPORT

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

(6) UNFINISHED BUSINESS

a) Generator Servicing

The switch to Simson Maxwell was delayed in order to ensure that Finning attended to the maintenance they were required to carry out, that being basic oil and fluid change, prior to letting them go.

b) Paving Stones

It was,

MOVED AND SECONDED (Denis/Collins)

To engage the same company that did the work on the paving stones three years ago to carry out maintenance on the paving stones on the pathways, the driveway and the rear of the building.

CARRIED

c) **Latham's Invoice**

A Strata Council requested details of the cost of an invoice submitted by Latham's. This was provided. Strata Council reviewed the invoice and approved payment. However, the Council requested that correspondence be issued requesting that a more organized approach in parts delivery be taken in future.

(7) **FINANCIAL REPORT**

The approval of the financial statements for April 2011 was deferred to the next meeting.

(8) **CORRESPONDENCE**

Correspondence was received from a unit Owner raising a concern about placing automatic fans in the units in order to deal with humidity. Strata Council decided to obtain samples of potential fans to demonstrate the level of noise produced. The intention is to obtain fans that run very quietly. Any such decision will involve the Owners at a General Meeting.

(9) **COMMITTEE REPORTS**

There were no Committee Reports

(10) **NEW BUSINESS**

a) **Shower Cartridge Failure**

The Owner requested that the Strata Corporation cover the cost of removing the tile in the shower area in order to carry out repairs. Owners are reminded that in-suite repairs are the unit Owners responsibility. Correspondence will be issued.

b) **Irrigation System**

Strata Council noted there are dry sections in the gardens and the lawn areas, and directed that the issue be addressed with the irrigation company.

c) **Rentals**

Strata Council noted that notices have been posted on the Strata Corporation bulletin board from potential tenants requesting units to rent in the building. Owners, Residents and Occupants are reminded that Villa Jardin is a Strata Corporation and is not in the rental business. Please do not post such items on the bulletin board.

Owners are further advised that form K must be filled out every time a tenant changes.

d) **Damage to a Unit door**

Damage was done to a unit door during the drying out of suites as a result of a flood from an overflowed sink. Management has arranged for Easy Care Restorations to attend and carry out the repair in a more thorough manner.

e) **Seismic Gas Shut off**

A quote has been requested for a seismic gas shut off but was not received in time for the meeting.

(11) **ADJOURNMENT**

There being no business the meeting adjourned at 9:15 pm. The next meeting is scheduled for June 21, 2011.