

Minutes of Special Meeting Held Tuesday, September 15th, 2009
7:00 P.M. at Mark/Alice's unit

Present:

Alice and Mark
Liz and Toby
Merlin
John

1. Merlin has two quotes to redo the storage locker doors, one is for a steel door, and one is for a custom wooden door. Merlin proposes to retain 1st Impression maintenance to install steel doors and new frames on all the storage lockers at a cost of \$1600 + GST. Passed unanimously.
2. North Balconies: Railings / Spindles. Merlin has 4/5 rotten spindles and needs his deck railing replaced. Liz and Toby also need their railing replaced. Broadway roofing have provided a quote to replace both railings for \$3950, Merlin will ask 1st Impression for a second quote to repair or replace the railings as needed. Decision deferred.
3. Liz and Toby propose to replace their back deck and received a quote for the work from Broadway roofing. There is a question whether it would be at their own cost or at strata cost. According to Merlin who lived here at the time the deck was put in by a previous owner in 1990 at his own cost. Alice and Mark and Merlin disagree that the strata should pay for the replacement deck. Liz and Toby will contact CHOA to ask their opinion as to who should pay the cost. Decision deferred.
4. Strata received letters from a neighbour and Merlin spoke to her on the phone, who suggested we use a roofing consultant. Liz and Toby were in favour of using a consultant and Mark and Alice were against. After discussion it is agreed that we are all satisfied with the job so far and will not retain a consultant at additional cost. Mark will ask Broadway for copies of their WCB and Insurance documentation to keep on file.
5. There are a number of areas where the gutters do not drain. Liz will ask Broadway roofing for a quote to repair or redo the gutters. Decision deferred.
6. Special assessment. Merlin will let members know via email how much money the special assessments will be.