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Strata Corporation VR 1586
Minutes for Special Meeting Held Monday, May 10th, 2011

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10 May 2011
Special Meeting

1. Discussion re recent water damage which occurred over the week end. It was discovered Saturday morning that Alice/Mark had water dripping through their ceiling. On investigation, Diane also had water in her upstairs bedroom which had soaked her carpet and bed. The water originated from Diane's upstairs north deck which had filled with water due to a plugged drain. Toby and Mark were able to unplug the drain and the deck quickly emptied. It was later discovered that John/Lena also had some moisture in their walls. Liz/Toby were lucky and were not affected. Mark has arranged for insurance coverage and we are approved but we do need to pay the deductible of $2500. It was agreed that strata would have a special assessment for half of the deductible, $1250, with each strata member paying their portion to be determined by Alice. Mark will speak with Eric regarding whether he would be willing to pay the deductible as it was felt by some members of strata that the pressure washing contributed to the plugged drain. The 3 affected owners are working with the restoration company to repair the water damage.

2. Will plan to annually clear gutters and drains to prevent this from recurring. It was discussed that strata should find a way to have easy access to the drains but no formal plan was agreed upon.

3. Liz informed everyone that the painters have discovered rotten wood in the garage and on Alice/Mark's back deck and it will cost $2500 to repair these rotten wood sections.

4. Toby asked that any work on units that affects strata as a whole or is considered strata property, needs to get approval from the strata first. He discussed the recent example of John/Lena replacing their sprinkler heads which were out of date. Although this was a good thing to do, Toby asked in the future that strata first be informed for approval. This will also allow us to work more effectively together as a strata.