

**STRATA COUNCIL MEETING
STRATA PLAN LMS 1447 – ROSEMONT
Tuesday, Sept.16, 2008 at 7:00 PM.**

ATTENDANCE

Ian Henley, Shirley Curtis, Jean Forsyth, Gay McLenaghan and Brian Parker.

Ian Henley called the meeting to order at 7:05 in suite 401, thanks to Jean Forsyth. The July 8th minutes had not been distributed by Carriage Management, therefore, they were not available for approval.

BUSINESS ARISING

Renovations – Gay reported that the furniture for the lobby would be delivered on Friday, Sept. 19th. Mirrors and pictures would then be hung. Carpeting problems, still to be resolved with Floorworks.

Roofing Inspection Report – Brian Parker, who is no longer a member of Council, attended as a committee member to inform Council and Owners of his assessment of the roofing and water ingress situation.

1. **The IRC Report** – this inspection report has been circulated and is available through Council members. The condition of the roof membrane was essentially found to be in satisfactory condition, but the perimeter flashing requires repairs that could cost \$200,000 plus a contingency amount of 50% more. This was their estimate of what a roofing contractor might charge. We would still have to obtain an estimate from a roofing contractor.
2. **Marine Roofing inspection** – This inspection was with regard to roof maintenance. They found that on both roofs there are 19 roof drains that are plugged with moss and other vegetation and that 5 lead caps on plumbing vents are missing. The estimate for repairs is \$1,500 but could be more if a plumber has to come in with a drain snake to clear the drains. This should be done soon. We should have preventative inspection and maintenance on an annual or bi-annual basis.
3. **Outer wall structure** The water ingress appears to be confined to the North side of the East building. Brian has prepared a draft report complete with detailed cross-sectional drawings explaining how moisture might filter through the inner walls and condense in the space between the interior and exterior walls particularly near the top where moisture laden air might condense on cool metal surfaces and saturate surfaces within the wall. The final report will be provided to the Owners in due course.

Drainage Problems – It was reported that some of the moisture build up on the north side of the building was caused by the sprinklers being too close to the wall. For now the sprinklers have been shut off until an estimate can be obtained for moving them, if deemed necessary.

Treasurers Report – June and July Financial Statements have been received. All property owners have now paid-in-full money owing for Strata Fees and Special Levy. It was decided at an informal meeting with our new Strata representative, Susan Shearsmith, to attend a **council meeting on October 7th. to approve a budget for 2008/09.**

The annual AGM meeting will be held on Tuesday, Nov. 18/08, (Time to be announced later).

Maintenance Report – Completed patio door painting

Repaired dry wall behind hose bib in W. Building.

Replaced and repaired door hardware.

Installed the water conditioning for the boiler.

NEW BUSINESS

Brian Parker has resigned from Council as the responsibilities on council have made it difficult for him to conduct his business and still find time for his personal activities. We are indebted to him for his contribution of time and work to the Rosemont. Thank you Brian.

Brian will continue helping with the on going roofing and water ingress problems and has suggested forming a building committee to do this.

Fire Safety – Scambler Holdings has been contracted to do a monthly testing of fire equipment in the **common areas** of the building. ATM will still be doing the **yearly inspection** that will **include individual suites**. At the next AGM we will discuss organizing a committee of volunteers to be safety monitors for both buildings.

Permission was given to allow owners, at their own cost, to paint outer suite doors as per designated color “Cloud White”.

In view of Brian Parker’s resignation and the decision announced by Ian Henley and Shirley Curtis not to let their names stand next year, anyone interested in coming on Council should please contact one of the Council members.

Meeting was adjourned at 9:00PM.