

**STRATA PLAN LMS 1447
"THE ROSEMONT"
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

**ANNUAL GENERAL MEETING
TUESDAY, NOVEMBER 18, 2008**

PRESIDENT'S REPORT

Remembering

I would be remiss if I opened this report without a reference to Denis Cressey who served on the first Rosemont Council in 1995 until the AGM last November when he retired as President. He was a man of many parts, an engineer, successful businessman who maintained aircraft turbine engines and latterly, BC Ferries' turbines, an avid ocean going sailor, Charter member of the False Creek Yacht Club and volunteer extraordinaire. It was as a volunteer that Denis made his mark and his presence known in and about The Rosemont as he went about his rounds taking care of our many needs - always with a whistle, a cheery, "Hello", and a smile.

Thanks

Volunteerism is a gift given to the community at large and more particularly our own community and neighborhood within the Rosemont. Over the years many neighbors and friends have served with commitment as members of Council while others have served on committees. I will name a few who have recently and currently are making our lives safe and comfortable in The Rosemont.

Meta Moore for many years took care of the Guest Suite, booking the reservations, collecting the rental fees, checking the condition of the suite and arranging for maintenance. We now have Fran Mitchell in charge of that smoothly running operation. Brian Parker, Blair McLenaghan and Gary Wiffen are serving on that indispensable Building Committee inspecting, making some repairs and coordinating repair services with contractors. Gay McLenaghan, Marion Wiffen, Jean Forsythe and Shirley Curtis served on the Decorating Committee that was a huge task that brought our buildings up to a state of the art appearance and repair. Council member Gay McLenaghan also is a person who has determination that has resulted in the fireplaces being checked and serviced, the dryer vents being cleaned, the windows washed and she also was in charge of landscaping that required a great deal of work in supervising and selecting a contractor. All those projects required a lot of work getting estimates, selecting contractors, getting Council approval and coordinating with neighbours to be onsite to have the work done. Shirley Curtis has for several years served on Council as Treasurer. She has done this with great care to ensure fiscal responsibility, accuracy and transparency and she is always there to help out and liase with the Strata Manager throughout the several changes. Jean as Secretary kept track of the goings on at the meetings and prepared the minutes. Brian Parker was our Council member who kept us up to date on the building situation. He found it necessary to resign because of his business commitments..

When the snow falls and the sidewalks get icy and it is hard to get contract help we are very grateful to those friends and neighbours who pitch in and help with shoveling and salting. There are many other friends and neighbours who pitch in help whenever they can. Their unsung efforts are greatly appreciated by us all.

Changes

This last year has seen changes at the Rosemont. We changed from Ascent Management to Carriage Management that in turn was taken over by Dodwell Strata Management Ltd. with our present agent being Susan Shearsmith. We changed our janitor service from a single person to a corporate entity Scambler Holdings in order to obtain a broader and more flexible range of services. We also changed our landscaping service to Meridian Landscaping Ltd.

Building maintenance

A Special General Meeting was held on May 20th, 2008, to approve a \$70,000 levy to cover the cost of redecorating the Main Lobby and Hallways in the buildings. This was carried out under the supervision of the Decorating Committee to a very satisfactory conclusion and within budget.

In April 2008, Brian Parker prepared a detailed report of his findings with recommendations concerning moisture ingress on the North side of the East Building. There has been much remedial work done over the last few years with varying degrees of success. Acting on his recommendation we obtained a detailed report from IRC Building Sciences BC Inc. (copies of the report were circulated) dealing with inspection of the roof and parapets. They found the roof itself to be in fair condition but that the parapet flashings would require considerable work. The estimated cost of the work would be \$200M - \$250M plus 20% - 50% contingency. It was decided by Council, on the recommendation of Brian Parker, that the entire parapet may not need the extensive repair work, at least in the near future. It was decided that we should investigate other possible sources of water ingress. Marine Roofing inspected the roof and found that 19 of the roof drains were plugged with moss and vegetation and several vent caps were missing. This situation is being repaired as a first step in the water ingress maintenance program.

Associated with the water ingress issue are the soggy grass on the north side of the East Building. Over the years we have had little success in rectifying the problem that was exacerbated by a broken sprinkler head. It was decided that the sprinkler heads would be shut off during the next season and we may avoid another expensive remedial expense. This may also reduce the possibility of water ingress in the lower part of the north wall.

Next Year

In addition to the ongoing maintenance matters, it is important that fire safety drills be carried out and volunteer evacuation monitors be appointed to assist our neighbours to exit the building in the event of fire as required by the Fire Department.

I have informed my colleagues on Council that I will not be running for election at this AGM since I am only in the building for a day and a half a week, and, I am slowing down. I have taken up portrait painting but have had little time to work in my studio so I am withdrawing from many of my activities. However, if Council needs assistance or advice I will be available to help.

(You may have noticed that I have substituted the words "Neighbours and Friends" for "Owners" to emphasize the importance of working together.)

Ian Henley
President