

Minutes

Strata VR334 Meeting
January 18, 2007 – 7:30 pm
Meeting held at 2480 Point Grey Road

Present: Lynne Scory, Lisah D'Angelo, Marian and Doug Fee, Jim and Judy Morrison

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Moved Lynne, seconded Judy that minutes of last meeting be accepted as written. Carried

Discussion about the effectiveness of the new roof. No problems now even in the very heavy and consistent rain and snow. Audrey's apartment that had experienced leakage problems is now fine.

Lisah described a problem she is having with water coming in on the west wall near the windows. She has had a company called Optimum Insurance come in with a moisture probe. They found no water in Marian and Doug's apartment, but there has been water coming in near the windows in Lisah's apartment and this gave a reading on the moisture probe (in that area only). At first they sealed the windows to see if that would cure the problem. It did not, so they then sealed an area where the balcony joins the living room and that has made a huge difference. This is a temporary solution only.

Moved Lisah, seconded Judy that we get a building envelope specialist to check the state of the exterior walls (including balconies) of the entire building. Carried. The estimated cost for this is \$2000.

Lisah will call another meeting as soon as she has the report on the building envelope.

Judy suggested that we have a "work party" in the spring and fall each year to do a clean-up and any odd jobs that need attending to. Everyone agreed to this.

At 8:30, moved Lynne, seconded Jim that the meeting be adjourned. Carried.

Minutes

Strata VR334 Meeting
June 5, 2007 – 7:00 pm
Meeting held at 2478 Point Grey Road

Present: Lynne Scory, Lisah D'Angelo, Marian and Doug Fee, Jim and Judy Morrison

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**Topic: Report from Building Science Consultant, Allan Martin of Morrison
Hershfield Limited. Report dated April 4, 2004 MH ref: 5075133.00**

Lisah reported that Allan Martin had said that having a contractor you trust is the most important aspect of the work.

Allan Martin had suggested to Lisah that we go with option #2 from his recommendations which means that an engineering company such as Morrison Hershfield Limited is hired to provide a conceptual design of the project and then the strata gets quotes from reputable contractors.

The meeting was in agreement with this recommendation, deciding to use Morrison Hershfield to provide the design. Lisah will then get quotes from at least three contractors, possibly four. Allan Martin provided the names of two:

- All Star Waterproofing
604-255-1135
- Coast Pro Contracting
Bob Fletcher 604-309-3204

Jim will get the name of a company in West Vancouver that he knows of and Judy will Talk to Marian and Doug's tenant, Bonnie, to get another name.

Allan Martin said this is a well-constructed building with good quality siding which is certainly worth repairing at the transitions.

On another topic, Judy will get quotes from two power washing companies to clean the blacktop- stairs and walkways. The meeting agreed to take the lesser quote and get the work done.

Judy will also contact James, the gardener to cut back the overgrown hedges and plants to make the paths more accessible.

Meeting concluded at 7:40

Minutes taken by Judy Morrison

Minutes

Strata VR334 Meeting
Feb. 19, 2008 – 7:00 pm
Meeting held at 2478 Point Grey Road

Present: Lynne Scory, Lisah D'Angelo, Marian and Doug Fee, Jim and Judy Morrison

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Topic: Report from Building Science Consultant, Allan Martin of Morrison Hershfield Limited. Report dated April 4, 2004 MH ref: 5075133.00

Allan Martin re-introduced himself as the consultant who inspected the exterior walls, windows, and balconies of the suites at Strata VR334. Mr. Martin discussed the design and tender proposal and handed out drawings, intended as part of the tender package, for our review.

Repair is required for the Northwest corner of the building where water has penetrated the building envelope. The Southwest and Southeast corners of the building where the siding has separated and caused a gap is also of concern.

Mr. Martin stated that the type of siding currently on the building is no longer available although the manufacturer is still in business in Alberta. The current siding is constructed of long extruded aluminum and cannot be partially removed. The balcony areas have short lengths allowing "rehab" to proceed without disrupting the remaining siding. New siding would require an adequate drain cavity behind the cladding to channel water to the ground. Mr. Martin showed various types of siding – steel and Hardie board variants. The cost between the two, including its installation, is comparable. The decision would have an impact on the aesthetics of the building. The modern look of the building may not be visually appealing with an overlapped Hardie board. The designers at Morrison Hershfield can render drawings to assist in choosing the look and color of the cladding.

The rehab of the building will cause some interruption to the suites but does not typically require the resident move out.

There are three repair options available concerning the moisture penetration of the building envelope. The complete scope of work has yet to be determined by the strata. Preliminary drawings show restructuring the sills and areas where new cladding joins to other materials.

Option A: Repair the Northwest corner of the building. Replacing windows in the affected areas and waterproofing the 2 balconies. Cladding can be matched as close as possible to existing. This option does not address the other areas of the building.

Option B: Repair the Northwest corner of the building, replacing North-facing windows, along with waterproofing all 6 balconies and replacing the patio doors. This option addresses repairs to all the balconies, but not where the siding has separated at the South corners, and does not address East and West facing windows where water penetration has been noted.

Option C: Replace all the siding and windows, including waterproofing balconies and all window replacement.

Salvaging windows for reuse is not a viable option in Mr. Martin's experience. Window seals tend to break leaving the windows to fog up after reinstallation.

A concern about construction budgets doubling prompted Mr. Martin to reply that rehabs seem to come closer to budget. He says "Rehabs don't double." There is a 10-15% contingency for unforeseen repairs.

Lynn asked if repairs could be done at one time and then replacement of siding at another. Yes, that is an option.

In order for the strata to make an informed financial decision on the options, Mr. Martin was asked to provide an estimate of costs for the three options. Mr. Martin will provide estimates for the strata for the next meeting.

Next Meeting March 25, 2008

Meeting concluded at 8:30pm

Minutes taken by Doug Fee

Minutes

Strata VR334 Meeting
April 1, 2008 – 7:00 p.m.
Meeting held at 2478 Point Grey Road

Present: Lynne Scory, Lisah D'Angelo, Marian and Doug Fee, Judy and Jim Morrison

Main Topic: Discuss quotes from Morrison Hershfield Limited, and decide which option we will pursue.

We discussed the pros and cons of the various options. It was noted that there were no figures given for the Option B that had been described in the original report.

After considerable discussion Judy put forward a motion that we pursue Option A which was the repair of the northwest corner. This was passed unanimously.

It was resolved that Lisah would ask Allan Martin how much it would cost to repair the siding on the south end of the building near both the east and west balconies. She will report back to us with this information, and we will decide at that time whether to include this in the project being put out to tender.

Lisah pointed out that each suite needs to pay \$1000 immediately to cover the current bill from Morrison Hershfield Limited.

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Jim proposed that we get K&L Windows to powerwash the paths, steps and carport for the \$330 that they quoted to him on the phone. This was voted on and passed unanimously. Jim will call them and have this work done.

Next Meeting to be called as needed
Meeting adjourned at 8:00 p.m.

Minutes taken by Judy Morrison

Minutes

Strata VR334 Meeting
Sept. 21, 2008 – 5:00 pm
Meeting held at 2478 Point Grey Road

Present: Lynne Scory, Lisah D'Angelo, Doug Fee, Jim and Judy Morrison

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Topic: Review the bids presented and decide which bid to accept for repairs to building.

Lisah presented the figures for three of the bids verbally as Al Martin has not yet provided hard copies. These bids are for repairs to the northwest corner of the building where water has penetrated the building envelope. There were five bids submitted in total, but Al Martin of Morrison Hirshfield informed Lisah that two of the bids were so high as to be not worthy of consideration. The bids presented were as follows:

1. Adanac at \$133,000
2. Weatherguard at \$175,000
3. Steelhead at \$210,000

Al Martin knows the work of Adanac, and he believes it to be a company that does quality work, so he recommended that their bid, while being the lowest in price, should be seriously considered.

After some discussion the meeting decided that as we hired Al Martin of Morrison Hirshfield to guide us through this process, we should trust his professional opinion and accept Adanac's bid. However, those present agreed that the hard copy should be perused by Jim and Doug to make sure everything we expect in the way of repairs to the building is addressed. (Doug mentioned the repairs to the southeast and southwest corners where the siding is separating from the building causing a gap. These areas had been pointed out to Al Martin at our meeting in February.) Lisah will see Al Martin early this week, pay him the \$8,962.53 which is our current balance, and ask him for the hard copies. She will then fax the written bids to Jim and Doug.

Lisah mentioned that all of the companies who submitted bids are bonded.

Lynne asked how long the project will take. Lisah said that Morrison Hrsfield had said three months. The meeting was in agreement that we would like the work to begin as soon as possible. Lisah had noted in Morrison Hirshfield's document that the materials used should not be applied in temperatures below 10deg. C, all the more reason to begin promptly.

Owners of each suite paid \$4000.00 to the strata fund (via Lisah) to cover the \$8,962.53 owing to Morrison Hirshfield plus general building and site maintenance.

Meeting concluded at 5:30pm

Minutes taken by Judy Morrison

Strata VR334 Meeting

April 29, 2009

7:00 p.m.

Meeting held at 2478 Point Grey Road

Present: Jim Morrison, Lynne, Scory, Lisah D'Angelo, Marian and Doug Fee

- Lisah gave a quick update on the progress of the repairs to the building.
- Completion date is uncertain. Morrison/Hershfeld says it will be completed by the end of May while Adanac says it will be the end of June.
- Lynne requested an itemized invoice be sent to each member at the end of the project.

Meeting adjourned at 7:30 p.m.

Minutes taken by Jim Morrison

Minutes

Strata VR334 Meeting
October 2, 2009 – 7:00 pm
Meeting held at White Spot Restaurant, West Broadway, Vancouver

This was a follow-up meeting called by Lisah to discuss the on-going concerns regarding the incomplete repair work on the building.

In attendance: Lisah D'Angelo, Lynne Scory, Marian and Doug Fee, Jim and Judy Morrison

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Lisah spoke with an engineer from City Hall who said they could not send anyone to inspect the chimney. The engineer also indicated that there had been no need to bring the work up to today's code as in a repair the building is still covered by the code that existed when the structure was originally built. We are wondering why we were told by Morrison Hershfield and Adanac that all the work had to meet new codes seeing this, undoubtedly added greatly to the costs.

Lisah has spoken with an architect who says that the chimney appearance will definitely devalue the property seeing it is such a feature. The architect is willing to put this in writing.

The strata members all think that Morrison Hershfield has taken money under false pretenses in that they have NOT done a final inspection yet they have passed on a final bill from Adanac. They seem to be unaware that the work is incomplete and that there are many deficiencies. Today they emailed Lisah a statutory declaration from Adanac's president which implies that (1) the work is complete and (2) we have received this bill prior to today, neither of which is true.

It was decided that Morrison Hershfield (Al Martin) need to be told of the deficiencies and the incomplete work seeing he has not visited the site to see that for himself. Judy volunteered to write them a letter that will be sent by double-registered mail. This letter will be sent within 5 days of today as it was today we received (for the first time) a final bill from Adanac. In the letter we will request a meeting on site with Al Martin so he can see that the work is incomplete and unsatisfactory. Each of the owners will sign the letter before it is sent.

It was decided that Doug will call the writer from The Province newspaper who writes the column Condosmart to ask his advice on handling this very worrying situation.

We will call a meeting once we have heard from Al Martin.

Meeting adjourned at 8:15.

Minutes taken by Judy Morrison

Minutes

Strata VR334 Meeting
April 8, 2010 – 7:00 pm
Meeting held at 2478 Point Grey Road

In attendance: Lisah D'Angelo, Lynne Scory, Doug Fee, Jim and Judy Morrison
Guests: Don Coulson and Darryl Sjerven, real estate agents

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- 1) The real estate agents answered our questions about the positives and negatives of:
 - Selling our entire building
 - Building the apartment on top as set out in Kindred's proposal of several years agoThe group decided to forego both proposals.
 - 2) We discussed the major deficiencies in the renovation and have decided to withhold payment until they are resolved. They are:
 - the spilled paint or mortar (?) on the east side of the chimney and the siding adjoining it
 - the pooling of water and subsequent staining on the new decks

Jim will call Al Martin of Morrison-Hirshfield to inform him of these deficiencies (again!).
 - 3) Judy presented a quote from Nicholas Landscaping for our front lawn maintenance. As the proposal was reasonable and the company came with strong references, it was decided by the strata to hire the company to replace James Walkentin who has retired. They will do a spring lawn care for \$211 to get the lawn in shape and thereafter it will be \$98 per month from May to November. This includes all clean-up of leaves etc in the front.
 - 3) Lisah has rented out her place as of May 1, 2010.

The meeting was adjourned at 8:45.

Meeting of Strata VR334
September 8, 2010

Meeting held at 2478 Point Grey Road

Meeting began at 7:00 p.m.

Present: Lisah D'Angelo, Doug and Marion Fee, Jim and Judy Morrison, Lynne Scorey

Lisah presented the latest statement from Morrison-Hirshfield. It was agreed by all that their outstanding bill will not be paid until we have received the warranties and the deficiency list is attended to.

It was agreed that Doug and Jim will meet with Al Martin of Morrison-Hirshfield to find out from him what is happening. The invoice numbers on their statement have no explanation, so Al Martin will need to explain what they refer to.

The annual strata fee invoices were issued by Lisah and each member paid by cheque.

Judy presented a quote from Nichols Gardening for \$535+HST for fall garden clean-up, pruning, top-dressing of beds etc. The quote was accepted by the meeting so Judy will contact Frank Nichols and tell him to go ahead.

Meeting adjourned at 8:00.

Meeting of Strata VR334
November 4, 2010

Meeting held at 2478 Point Grey Road

Meeting began at 7:00 p.m.

Present: Lisah D'Angelo, Doug and Marion Fee, Jim and Judy Morrison, Lynne Scorey

Question put to the meeting by Judy – How much is the total and final payment for the project and how can we finalize it?

Jim stated that Slav from Adanac had been given 7 days to complete the deficiencies back in August and he has not attended to them (major ones being water pooling on the deck of 2484 and chimney and siding needing a clean-up after the chimney was completed)

Lisah said we need to ask Morrison Hirshfield how much we owe them and how much we owe Adanac minus the hold-back.

Doug offered to contact Al Martin of Morrison Hirshfield to ask him to give us the final figures with an itemized statement saying that it is the FINAL payment. Doug will show him the letter from Crown Roofing asking him if we are in any way legally obliged to pay the amount that Slav owes him.

Meeting adjourned at 7:50.

Minutes submitted by Judy Morrison