

Grace Estate Strata VR 1680
Minutes of the Meeting of the Strata Council

Held: June 27, 2011 / Time: 6:30 PM / Place: 629-West 27th Street

Council in Attendance: Bob Johnstone, Anne MacLellan, Alex Farac, Bob Nelson, Roger Cunningham

Absent with Regret: Elaine Spilos, Will Preston

CALL TO ORDER

The meeting was called to order by Council President Anne MacLellan at 6:30 pm.

APPROVAL OF MINUTES

It was **MOVED/SECONDED** to approve the council meeting minutes of April 5 20, 2011 as circulated.

CARRIED

APPROVAL OF AGENDA

It was **MOVED/SECONDED** to approve the Agenda as presented.

CARRIED

BUSINES ARRISING

GARAGE CEILING LEAKS:

Garage electrical room leak and ceiling leak had epoxy injected and the ceiling leak seems to be fixed.

The electrical room leak still has a trace amount of leakage. It will be checked for further problems and reassessed in the winter.

DOOR & WINDOW PROJECT:

Windows have been ordered and work will commence in about a week.

POWER WASHING:

Completed on the exterior brick walls and the gate columns.

CEMENT SLAB:

Repair of the cement slab will commence this month.

PAINTING:

Three townhouses were painted and the work was supervised by Inspec, a consultant company.

The work is far superior to the work that has been done in the past.

The painting will continue next year in a rotation system selected by Inspec., who will decide which townhomes are in need of painting,.

BALCONY & COACH HOUSE MEMBRANES

Many of them are very dirty and/or in need of some repair. Repair of these membranes is a huge and costly job. The patio railings need to be removed in order to remove the old membrane and waterproofing cover. Further, a new waterproof membrane would be applied before the new top membrane is added. Then the old railings would be replaced if possible or new railings done.

At the present time an appropriate cleaner is being looked into to improve the appearance. Power washing is not always appropriate as it could tear off the membrane.

CARPORT BEAM

One of the carport center beams has rotten away from water infiltration from the garden area above. This will need to be replaced.

A quote has been requested from Rep Carpentry for repair.

TREE REMOVAL

A dead tree at 650 W 26th will be removed by Bartlett Tree Services. Requests were made for trimming some of the remaining trees. At the present time due to the large cost of the tree removal, other work will be postponed until next year when it can be budgeted.

We are looking at the possible removal of two other aging trees.

CHIMNEY FLASHING

Inter-Provincial Roofing and RCABC have decided that the work for the flashings is not covered under the warranty.

We have received quotes and will start on the repairs soon and will be continued on a rotation basis over the next two years.

CHIMNEY CAPS:

Will be done by the same company that does the chimney flashing.

CHIMNEY CAPS WILL BE DONE AT THE FULL COST TO THE OWNERS NEEDING THEM.

DRIVEWAY DRAIN:

Work is scheduled for the middle of July.

Owners in the east end underground garages will be notified to remove their cars for that day.

LANEWAY GRASS PADS:

The laneway grass pads will be cut every other week.

e.g Thursday June 30th / July 14th / July 28th, etc.

You must remove your cars if you want the area cut.

Due to possible damage to cars they will not cut around cars parked on the grass pads.

**DO NOT UNPLUG ANY CORDS ON THE PROPERTY.
SOMEONE HAS BEEN UNPLUGGING A CORD CONNECTED TO THE
EMERGENCY LIGHTING IN THE EASE SIDE UNDERGROUND.**

The battery was dead when the fire inspectors came to do their annual inspections and needed to be replaced.

NEW BUSINESS

No new business.

ADJOURNMENT

There being no further business to conduct, the meeting terminated at 9:00 p.m. The next Council meeting to be scheduled at Council's request.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.