

Grace Estate Strata VR 1680
Minutes of the Meeting of the Strata Council
Held: January 20, 2011 / Time: 6:30 PM / Place: 629-West 27th Street

Council in Attendance: Becky MacLeod, Bob Johnstone, Anne MacLellan & Will Preston.

Absent with Regret: Alex Farac, Bob Nelson

Agent: Patricia De Ciman, Property Manager, ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

Council President, Becky MacLeod called the meeting to order at 6:30 pm.

APPROVAL OF MINUTES

It was **MOVED/SECONDED** to approve the council meeting minutes of October 28th, 2010 as circulated.

CARRIED

APPROVAL OF AGENDA

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

CARRIED

FINANCIAL REPORT

Becky MacLeod reviewed the Financial Reports up to and including December 2010. Council received an updated '2010 Budget Year-to-Date September 2010'. Following review and discussion, it was **MOVED/SECONDED** that the Financial Reports up to and including December 2010 be accepted as circulated.

CARRIED

PROPOSED BUDGET REVIEW

Council continued discussion relating to the draft proposed operating budget for presentation to the ownership for the 2011 fiscal year. Council discussed the ongoing painting project, insurance claims, roofing and chimney caps, flashing installation and various other projects listed for the 2011 year. Council advised that a final proposed budget will be confirmed and distributed to all owners within the Notice of Annual General Meeting package.

Owners are advised that the 2011 Annual General Meeting is scheduled for Thursday, February 24th, 2011 to be held at the Kerrisdale Community Centre.

BUSINESS ARISING FROM PREVIOUS MINUTES

Insurance claims:

Ash Street Drainage Damage

Council reviewed progress relating to the Ash Street drain damage claim and repairs which were previously approved for coverage by the insurance company. It was noted that the installation is nearly complete. Sidewalk and landscaping repairs will be completed/installed thereafter. Final Proof of Loss will be completed shortly. Updates pending.

Damage at Parkade Entrance

Council discussed final repairs to the damage on at the base of the balcony adjacent to the parkade gate. Final repairs to be completed and the invoice will be submitted to the insurance provider for coverage. Updates pending.

Current Projects:

Roofing Warranty Repairs

Council is reviewing the installation of flashing with the roofing company and warranty provider. Further discussion at the next meeting.

Cement Slab

It was noted that a large slab has lost its sub-structure support due to the erosion of the earth at an identified location on the premises. Council is reviewing the option of building a frame and pouring cement as advised by a contractor. Project ongoing.

Balcony Membrane

Council previously discussed a report and estimate on one of the balcony membrane onsite. The Agent was asked to contact the contractor and discuss. Updates pending.

Completed Projects:

Door Repair/Replacement

It was advised that the required door replacement on the premises (due to rot) has been completed.

Work to Come:

Painting

Council previously met with a painting consultant from Master Painters and Decorators Association (MPDA). Further review will be held with a second consultant. Council will report back on the recommendation from the consultants. Updates pending.

Garage Leak

A1 Drainage has been contacted to review a leak at the north side of the parkade. Update pending.

CORRESPONDENCE

Council reviewed a letter from an owner in regards a wisteria plant. The agent was asked to respond as directed.

NEW BUSINESS

No new business.

Attention All Owners

The 2011 Annual General Meeting will be scheduled for February 24th, 2011.

Council would like to advise all owners that council participation is encouraged and that owners are asked to volunteer to serve on Council for the 2011 fiscal year. Any interested individuals are asked to contact the Council.

ADJOURNMENT

There being no further business to conduct, the meeting terminated at 8:18 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.