

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

Held: April 5, 2011 / Time: 6:30 PM / Place: 629-West 27th Street

Council in Attendance: Bob Johnstone, Anne MacLellan, Will Preston, Alex Farac, Bob Nelson, Elaine Spilos and Roger Cunningham

Absent with Regret: None

Guest: Becky MacLeod

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

CALL TO ORDER

As the Strata Council Executives had yet to be elected, the Agent inquired if Council had any objections to Management assuming chair of the meeting until the Executive Council is determined. As there were no objections from Council, the meeting was called to order by the Managing Agent, Patricia DeCiman, at 6:35 pm.

APPROVAL OF MINUTES

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

CARRIED

APPROVAL OF AGENDA

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

CARRIED

ELECTION OF COUNCIL EXECUTIVE

As directed by the Strata Property Act, the elected council must elect an executive council at the first council meeting following the Annual General Meeting. After discussion and nominations presented, it was **MOVED/SECONDED** to elect the executives as follows:

Anne MacLellan	- President
Alex Farac	- Vice President
Bob Johnstone	- Treasurer

CARRIED
(Unanimous)

FINANCIAL REPORT

Up to and including February 2011 Financial Statement

Discussion and approval of the Financial Report up to and including February 2011 has been deferred to the next council meeting as the new council treasurer will require some time to review the previous month(s) statements.

BUSINES ARRISING

Insurance claims:

Ash Street Drainage Damage

Council reviewed progress relating to the Ash Street drain damage claim. It was noted that the restoration is nearly complete, including sidewalk and landscaping work. Final Proof of Loss will be reviewed by Council once received from the insurance provider.

Damage at Parkade Entrance

It was advised that all repairs are complete. The insurance provider to follow up with subrogate against ICBC. Updated pending.

Review of Project List

Former Council President Becky Macleod was in attendance to review the current project list with the new council and complete the hand-over of projects in progress.

Current Projects:

Roofing Warranty Repairs

Council reviewed the installation of flashing with the roofing company and warranty provider. Will Preston and Bob Nelson will undertake further efforts with Inter-Provincial Roofing and RCABC. Further discussion at the next meeting.

Chimney Caps

A review in 2010 states that several units did not have chimney caps which may result in chimney leaks. The Council advised the Agent to send out a letter to those owners listed in the report.

Painting

Council advised that a review of the painting schedule is underway with four painting contractors. The project will be managed by a painting consultant from Inspec. Further communication to be completed with the painting consultant. Pre-painting projects such as siding repairs, fascia repairs and other miscellaneous repairs to be reviewed as well.

Doors & Windows Project

Council will be commencing the window replacement this bring and when finished, this will complete the 3 year window and door project.

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.

Garage Leak/ Electrical Room Leak

Council reviewed an estimate to epoxy inject several hairline leaks in the Heather Street Parkade as well as the electrical room. After review of the two estimates submitted, it was **MOVED/SECONDED** to approve One Stop Waterproofing Ltd. to complete the work.

CARRIED

Work to Come:

Driveway Drain/Possible Damage at Parkade Entrance

Council previously discussed the potential cracked/crushed drain damage at the entrance to the parkade due to trucks/vehicle entering and exiting the parkade over the years. Council member, Will Preston, will review and report back at the next meeting.

Insurance Renewal

Council advised that additional estimates be received for insurance renewal this coming December. The Agent was asked to initiate the project and contact two insurance brokerages for estimates.

Power-washing

Council discussed the pressure washing of the brick walls around the complex. Thereafter, it was approved to have the walls pressure washed. Update pending.

Window Cleaning

The exterior windows will be cleaned on April 28th and 29th commencing at 9:00am. Residents are reminded to remove all screens and close all windows.

CORRESPONDENCE

Council reviewed a letter requesting alteration within the suite. After review, the agent was asked to respond as directed.

NEW BUSINESS

No new business.

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.