

Date: 10-May-2013 TITLE SEARCH PRINT Time: 11:59:03
Requestor: (PA22033) ANDREW HASMAN REALTY LTD DBA Page 001 of 001
Folio: TITLE - CA2992109

VANCOUVER LAND TITLE OFFICE TITLE NO: CA2992109
FROM TITLE NO: CA2761719

APPLICATION FOR REGISTRATION RECEIVED ON: 13 FEBRUARY, 2013
ENTERED: 25 FEBRUARY, 2013

REGISTERED OWNER IN FEE SIMPLE:
TORO NAKADA, BUSINESSPERSON
NANA KO NAKADA, BUSINESSPERSON
1 2888 HEATHER STREET
VANCOUVER, BC
V5Z 3J6
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 003-910-580
STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 340, TOGETHER WITH AN
INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
STRATA LOT AS SHOWN FORM 1.

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: April 10, 2013

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 3 2888 Heather Street Vancouver V5Z 3J6 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
<input type="checkbox"/> Principal Residence <input type="checkbox"/> Residence(s) <input type="checkbox"/> Barn(s) <input type="checkbox"/> Shed(s) <input type="checkbox"/> Other Building(s) Please describe _____	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		N	X	X
B. Are you aware of any current or pending local improvement levies/charges?		N	X	X
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		N	X	X
2. SERVICES				
A. Are you aware of any problems with the water system?		N	X	X
B. Are you aware of any problems with the sanitary sewer system?		N	X	X
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	N			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	N			
C. (i) Has this Unit been previously occupied?	N			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		N	X	X
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?		N	X	X
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?	N		X	X
F. Are you aware of any structural problems with any of the buildings in the Development?		N	X	X
G. Are you aware of any problems with the heating and/or central air conditioning system?		N	X	X
H. Are you aware of any damage due to wind, fire or water?		N	X	X
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		N	X	X
J. Are you aware of any leakage or unrepaired damage?		N	X	X
K. Are you aware of any problems with the electrical or gas system?		N	X	X
L. Are you aware of any problems with the plumbing system?		N	X	X
M. Are you aware of any pet restrictions?		N	X	X

INITIALS

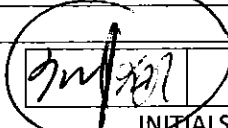
DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3 2888 Heather Street

Vancouver

V5Z 3J6

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions? <i>Family only</i>	<i>Yes</i>	<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any age restrictions?		<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? _____		<i>Yes</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Yes</i>
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?	<i>Yes</i>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)		<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?		<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i) If so, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		<i>No</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
AA. Nature of Interest/Ownership: Freehold <input checked="" type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company <i>N/A</i> Name of Manager _____ Telephone _____ Address _____				
CC. If self managed, Strata Council President's Name <i>DON BLACK</i> Telephone <i>604 739 9429</i> Strata Council Secretary Treasurer's Name <i>SUSAN KENNEDY</i> Telephone <i>604 874 9796</i>				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws				
Rules/Regulations				
Year-to-date Financial Statements	<input checked="" type="checkbox"/>		<i>OWNER</i>	
Current Year's Operating Budget				
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	<input checked="" type="checkbox"/>		<i>OWNER</i>	
Engineer's Report and/or Building Envelope Assessment		<input checked="" type="checkbox"/>		
Strata Plan	<input checked="" type="checkbox"/>		<i>OWNER</i>	
Depreciation Report		<input checked="" type="checkbox"/>		
Reserve Fund Study				
EE. What is the monthly strata fee? \$ <i>200</i>				


 INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3 2888 Heather Street

Vancouver

V5Z 3J6

3. BUILDING Respecting the Unit and Common Property. (continued)									
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?				✓	Recreation?				✓
Heat?		✓			Cable?		✓		
Hot Water?		✓			Gardening?	✓			
Gas Fireplace?				✓	Caretaker				✓
Garbage?	✓				Water?	✓			
Sewer?			✓		Other? <i>insurance</i>	✓			
GG. (i) Number of Unit parking stalls <u>2</u> included and specific numbers _____ (ii) Are these: (a) Limited Common Property? <input checked="" type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>									
HH. (i) Storage Locker? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) <u>3</u> (ii) Are these: (a) Limited Common Property? <input checked="" type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>									
4. GENERAL					YES	NO	DO NOT KNOW	DOES NOT APPLY	
A. Are you aware if the Unit, or any other unit, or the Development has been used as a marijuana grow operation or to manufacture illegal drugs?						<i>m</i> ✓			
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit?						<i>m</i> ✓			
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?						<i>m</i> ✓			

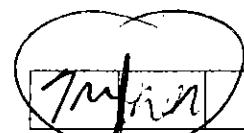
For the purposes of Clause 4. B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation



 INITIALS

April 10, 2013

PAGE 4 of _____ PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3 2888 Heather Street

Vancouver

V5Z 3J6

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

X Tom Juhaly
SELLER(S)

X Manuela Nakadzi
SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the strata Unit or the Development.

*PREC represents Personal Real Estate Corporation

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Strata Property Act
FORM I
AMENDMENT TO BYLAWS

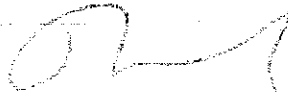
(Section 128)

The Owners, Strata Plan VR340, certify that the following amendment to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at a special general meeting held on May 17, 2011.

Strata VR340 is an owner occupied building. Rental of residential strata lots is prohibited.



Jerry Brabrooke, Chair, Strata VR340



Don Black, Vice-Chair, Strata VR340

STRATA TITLES ACT

340

LOT No.	SHEET No.	FORM 1 (SECTION 3(1)(1))		FORM 2 (SECTION 3(1)(g))		FORM 3 (SECTION 3(1)(h))
		SCHEDULE OF UNIT ENTITLEMENT		SCHEDULE OF INTEREST UPON DESTRUCTIVE		SCHEDULE OF VOTING RIGHTS
		UNIT	ENTITLEMENT	INTEREST UPON	DESTRUCTIVE	NUMBER OF VOTES
	687		1125		72,900	
	687		1290		79,000	
	687		1208		68,400	
	687		1188		72,900	
	687		1251		86,100	
	687		1210		68,800	
	687		1254		76,800	
AGGREGATE			8524		521,700	

ACCEPTED AS TO FORMS 1, 2 & 3
THIS 20th day of May, 1976

[Signature]
SUPERINTENDENT OF LANDS

0-1311
0-1397
0-1472

FORM 13 NEW DEVELOPMENT CERTIFICATE

(SECTION 4 (1))

GORDON HEROLD MURRAY OF VANCOUVER, BRITISH COLUMBIA
LAND SURVEYOR, HEREBY CERTIFY THAT THE STRATA LOTS
REPRESENTED ON THE STRATA PLAN OF LOT 1, BLOCK 418,
DISTRICT LOT 326, GROUP 1, PLAN 16248, NEW WESTMINSTER-DISTRICT
CONSTITUTE A NEW DEVELOPMENT AND HAVE NOT, TO THE BEST
OF MY KNOWLEDGE AND BELIEF, BEEN PREVIOUSLY OCCUPIED.

[Signature]
SIGNATURE

DATED AT SURREY, B.C.
THIS 2nd DAY OF MAY, 1976.

STATUTORY DECLARATION

WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:
1. WE THE UNDERSIGNED (AM/ARE) THE OWNER - DEVELOPER
OR (IN THE ALTERNATIVE), THE DULY AUTHORIZED AGENT OF
THE OWNER - DEVELOPER.

2. THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.
3. WE MAKE THIS SOLEMN DECLARATION CONSCIOUSLY
BELIEVING IT TO BE TRUE, AND KNOWING THAT IT IS OF THE
SAME FORCE AND EFFECT AS IF MADE UNDER OATH.
DECLARED BEFORE ME AT Vancouver IN THE
PROVINCE OF BRITISH COLUMBIA.
THIS 14th DAY OF May, 1976.

[Signature]
NOTARY PUBLIC AND FOR THE PROVINCE OF BRITISH COLUMBIA,
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA.

SIGNATURES AS REQUIRED (SECTION 3 (2) (b))

OWNER - DEVELOPER
SEAGULL ELECTRIC LTD.

[Signature] PRES.

MORTGAGEE,
CITY SAVINGS AND TRUST CO.

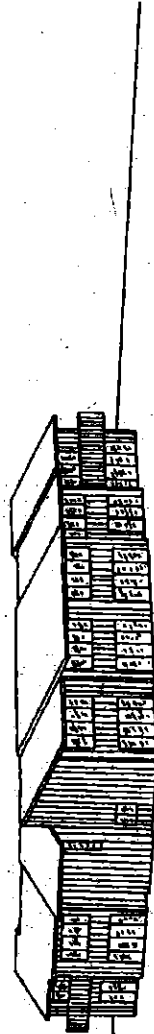
[Signature]
Vice President
[Signature]
C. H. Murray B.C.L.S.

3, 1976

STRATA PLAN V.R. 340

PERSPECTIVE VIEW

VIEWED FROM THE SOUTHWEST



HEATHER STREET

W. 13th AVENUE

C.M.M.

MAY 3 1978

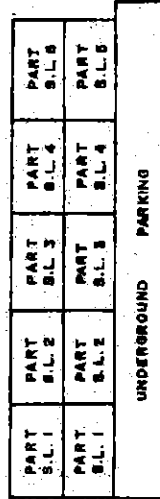
FILE 4046

STRATA PLAN V.R. 340

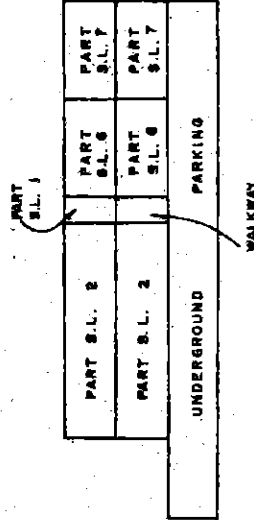
BUILDING SECTIONS

SCALE : 1/4" = 20 FEET

SECTION A-A'
VIEWED FROM THE SOUTH



SECTION B-B'
VIEWED FROM THE EAST



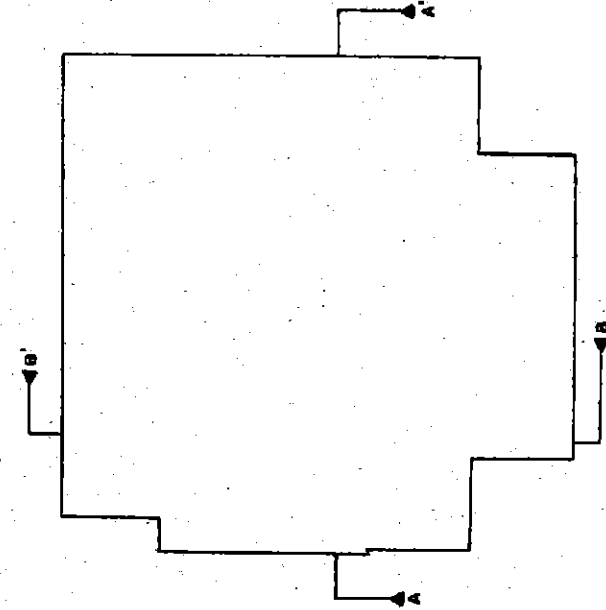
C.P.M.
MAY 3, 1978

FILE 4048

STRATA PLAN V.R. **340**

SCALE: 1/4" = 20 FEET

BASEMENT FLOOR

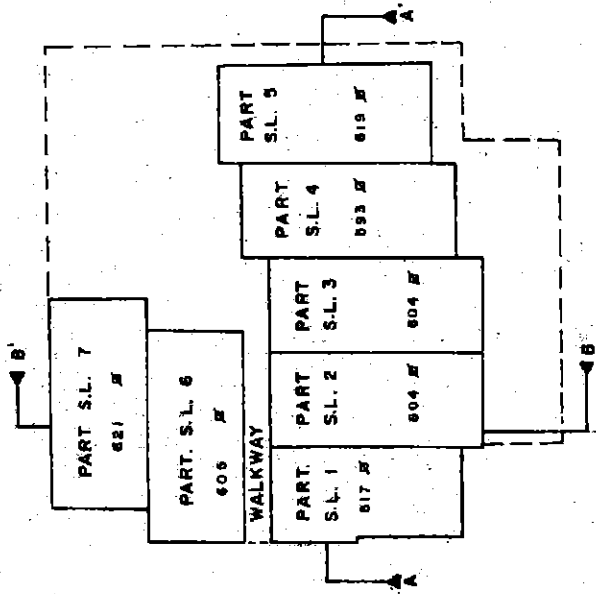


C. H. H.
MAY 3 1976
FILE 4048

STRATA PLAN V.R. 340

SCALE: 1 INCH = 20 FEET

FIRST FLOOR

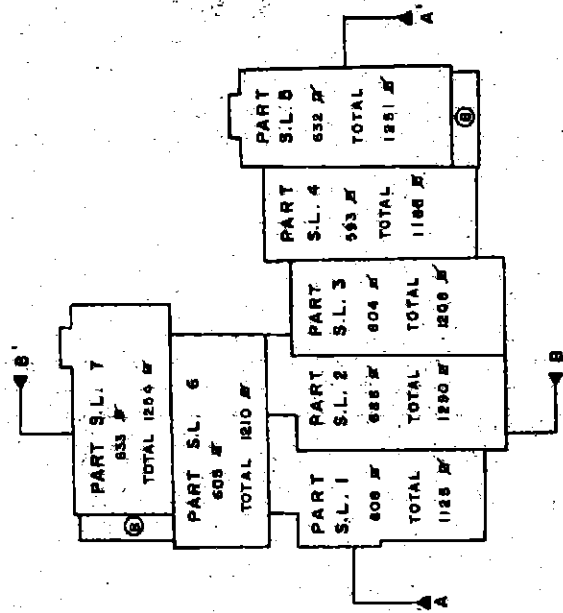


C.H.A.
MAY 3 1976
FILE 4048

STRATA PLAN V.R. 340

SCALE : 1/4" = 20' FEET

SECOND FLOOR



G.P.H.
MAY 3 1978
FILE 4036

Unit 1	Toru and Nanako Nakada	604-874-9340
Unit 2	Jerry Brabrooke and Marilyn Hart	604-876-9685
Unit 3	vacant at the moment	
Unit 4	Felix Wong Jennifer Perez	604-313-8177 778-994-9390
Unit 5	Betty Wall	604-871-0030 604-671-0185 - cell
Unit 6	Brent and Susan Kennedy	604-874-9796
Unit 7	Don Black and Lynda King	604-739-9429

Strata VR340

Annual General Meeting – May 8th, 2012, 7:00 pm, held in unit #5

Present:

Unit #1 Toru Nakada
Unit #2 Jerry Brabrooke – Chairman
Unit #3 Absent
Unit #4 Felix Wong and Jennifer Perez
Unit #5 Betty Wall – Secretary
Unit #6 Susan Kennedy, Treasurer, Brent Kennedy
Unit #7 Don Black - Vice-Chairman

1. Financial Report

Financial Statements accepted as is. Minutes of 2011 AGM accepted as is.

Balance as at May 15: \$13,199

2. Old Business

Felix opened up the question about replacing doors and windows. Don explained that there was some division among owners about whether or not to replace the doors and windows with new, double-pane glass. The building has been very well maintained over its lifetime with no building envelope problems. One concern with having doors and windows replaced was having to open up the building envelope. Strata owners as a whole had not made a decision on a supplier. Something that was discussed in 2010 was to reach a consensus on a single supplier so that, in the event individual owners wanted to go ahead, the same supplier would be used and uniformity would be maintained. In 2010, it was also a matter of dollars and cents and how and if these costs would be recouped to make it worthwhile.

It is a topic we can always open up again.

3. New Business

Update on unit #3 is currently in probate. No one is occupying the unit at the moment, but Norma Bourne's family will be in and out. There is no insurance on the car, which is currently in the parking garage. It was suggested that storage insurance be taken out on the car, to protect the building and its owners.

Recycle bins - unit #4 will be in charge this year.

Painting: planter boxes and deck in courtyard need to be painted, along with the small metal door. Jerry will get quotes.

Repairs: Fence above garage door and gate. Jerry to look into price of cedar to repair or replace gate.

A light with same type of fixture to be added at the gate.

Shake roof - the moss needs to be removed. An acceptable option is to have the moss removed mechanically (i.e. swept or brushed off manually) and to install zinc strips to prevent moss from forming or growing. Betty to check with trades to get a quote.

Eavestroughs to be cleaned - check with roofers to see whether they can also take care of the eavestroughs when they're working on the roof.

When workmen are up on the roof, vent pipes should be checked to see if they are tilted. Water sometimes dripping into unit #7 on very windy and rainy days.

Chimney cleaning: Jerry has a contact for a chimney sweep. Maximum cost of \$100/chimney. All chimneys will be cleaned; strata will pay.

Unit #4 - water build-up at front door. Betty to contact waterproofing company for quote.

Carpenter ants – ongoing problem in unit #5. Pest control will be contacted again. Occasional silverfish found in building. As they like to live in moist habitats, this is quite difficult to control. Brent suggested getting a hydrometer, which measures humidity and, when humidity reaches a certain level, the fan starts up.

Guest parking: cars with no "visitor" signs appear to be parking in the guest parking spots. Buster's Towing can be called, however, cars must be ticketed before Buster's can tow. Jerry will call Buster's for additional tickets and distribute.

Window screens: these can be ordered from the glass company. There are some issues with screen doors and foot locks in #5. Betty will call Super Glass (company that handled the last repairs) and arrange for them to come back.

4. **Next strata meeting** – the next strata meeting will be in held in May 2013 in Unit #6.

Meeting adjourned by Jerry Brabrooke. Betty seconded the motion.

Strata VR340

Annual General Meeting – May 3rd, 2011, 7:00 pm, held in unit #1

Present:

Unit #1 Toru Nakada
Unit #2 Jerry Brabrooke – Chairman
Unit #3 Norma Bourne
Unit #4 Absent
Unit #5 Betty Wall – Secretary
Unit #6 Brent Kennedy
Unit #7 Don Black

1. Financial Report

Financial Statements accepted as is. Minutes of 2010 AGM accepted as is.

Balance as at April 30th: \$12,234

Thanks to Susan Kennedy for doing such an excellent job.

2. Old Business

\$5,000 has been allocated to Special Projects.

Basement door needs to be replaced: approx. \$1,500 allocated to this project, including taxes, installation and possibly an eave trough to run all the way across the garage door. Betty to get accurate quote.

Electrical work: Jerry to review previous quote; ca \$2,500 plus taxes allocated to this project.

3. New Business

Any time anyone has renovation work done, it is the owner's responsibility to ensure that proper clean-up has been done.

Flat roof - leaves need to be removed from the building and eavestroughs need to be cleaned. We must ensure that the drains are not plugged. This should be done once or twice in the Fall and once in the Spring. An estimate of \$250 per visit was received from an outside company. Jerry suggested we try to do it ourselves. It was agreed that we try it for a year to see if this is feasible.

Carpenter ants – ongoing problem in unit #5. It was suggested that pest control come in to see if they can track and locate the main nest so that this problem becomes manageable or is removed. An estimate of \$200 was received. Betty to check to see if Poulin's (who have treated for carpenter ants in the past) can do this and, if treatment is required, whether the \$200 can be put toward treatment as well.

Motion: the building should be a "no rental" property.
Motioned by Don; seconded by Norma.

A special meeting will be convened two weeks from today, on Tuesday, May 17th.
The meeting will take place in unit #2.
Don will look into formal language in order to make this motion/a bylaw. Brent to check into the risk involved in declaring the building a non-rental property, i.e. potential devaluation of property.

Insurance issues:

A letter received from Coastal Insurance Services Ltd. Dated September 24, 2010, indicates the following issues should be taken into consideration and are ranked "important" or "desirable":

- 09-01 **Important:** Emergency exit signs to be illuminated – burned out bulbs were replaced in November 2010.
- 09-02 **Desirable:** consideration should be given to installing emergency lighting units in the underground parking garage – this may be done when the electrician comes in to address other lighting issues.
- 09-03 **Important:** Sprinkler system should be inspected and tested annually. Jerry indicated this is in place and is done by Vancouver Fire and Security. It will be inspected and tested again in November 2011.
- 09-04 **Desirable:** consideration should be given to having the sprinkler alarms and controls monitored off-premises by a ULC listed station. Jerry indicated that if the sprinkler system is activated for any reason, a fire alarm bell is activated.
- 09-05 **Important:** ULC labeled fire extinguisher with a minimum rating of 2A10BC should be installed in the underground parking garage. Jerry will purchase one on behalf of the Strata.
- 09-06 **Important:** The entrance to the underground garage should be equipped with signs indicating that there is a height and/or speed restriction. Brent to measure door and arrange for sign.

Chimneys – Don inquired whether anyone was interested in having their chimneys swept. All are interested. Jerry will check with a chimney sweeper as well as with firemen.

4. **Next strata meeting** – the next strata meeting will be held in April 2012 in Unit #3

Meeting adjourned by Jerry Brabrooke. Betty seconded the motion.

Strata VR340

Date: June 22, 2010

Unit #1	Toru Nakada
Unit #2	Jerry Brabrooke – Chairman
Unit #3	Norma Bourne
Unit #4	Elisha Moussadji
Unit #5	Betty Wall – Secretary
Unit #6	Brent Kennedy
Unit #7	Don Black – Vice Chairman

Re: Doors and Windows

Arrangements have been made with Super Glass to have their foreman look at each home (maximum time of about ½ hour) to see the work to be done, to finalize parts, equipment and crews required to complete the job.

He will be at #2 at about 9:00 am on June 24th. Unit #6 is available only in the AM, so we can start at #6 around 9:30. As before, we will do units one after the other and may be completed by noon.

Enclosed is a breakdown by unit of the costs per our meeting for owners and for strata. Of course, as an owner, you have the option to not go ahead with any or all of the owner-responsible repairs, as long as they do not affect the building envelope. Please cross off anything you do not want done and return to me.

I'm hoping the job may be completed by July 1st. Payment will be 50% at the start of the job with the balance upon completion. In the event of a large cost increase, I will get the numbers and they will be discussed prior to starting any work.

I trust this is acceptable.

Regards,
Jerry

Strata VR340

Date: June 16, 2010

Unit #1	Toru Nakada
Unit #2	Jerry Brabrooke – Chairman
Unit #3	Norma Bourne
Unit #4	absent
Unit #5	Betty Wall – Secretary
Unit #6	Brent Kennedy
Unit #7	Don Black – Vice Chairman

In order to start our door/window repairs, Super Glass has requested another visit to “lay out” the project. This should not take any more time than the first viewing. They are able to start as soon as next week with completion hopefully in 2 or 3 days.

To organize the inspection, would Friday, June 18th be a good day? If not, what days the week of June 21st or June 28th would **not** be good?

Work can start 2 or 3 days after this inspection.

Regards,
Jerry

Strata VR340

Annual General Meeting – April 12th, 2010, 8:00 pm, held in unit #7

Present:

Unit #1 Toru Nakada
Unit #2 Jerry Brabrooke – Chairman
Unit #3 Norma Bourne
Unit #4 Absent
Unit #5 Betty Wall – Secretary
Unit #6 Brent Kennedy
Unit #7 Don Black

1. Financial Report

Financial Statements accepted as is.

Balance as at March 31st: \$9,942.01

Thanks to Susan Kennedy for doing such an excellent job.

Major expense in July will be insurance, which will be about \$4,000.00.

2. Old Business

A question was raised whether we need additional funding to cover upcoming repairs.
Cost of replacing basement door: \$1,590, plus taxes.
Electrical work: \$2,700 plus taxes.

It was suggested that the electrical work be postponed until the Fall. We must see whether the quote we have will still be honored in the Fall. We also need a quote from the electrician for plug-ins for each unit in the basement. At the same time, we could check the possibility of installing plug for electrical vehicles.

Painting of flower boxes in patio area – no decision made as to when this will be done.

3. New Business

Currently #4 has an electric scooter plugged in outside. It was suggested that #4 temporarily park the scooter in the second #6 parking spot – snug against the wall, out of the traffic area, until such time that the electrician is able to install separate outlets for each unit. It is roughly estimated that this will cost ca. \$500 per unit, and will be the unit owner's expense.

Motion: no personal items to be left in exterior public space and common areas.
Motioned by Don; seconded by Norma. All in favour.

Awnings: to be replaced at owner's expense. Jerry will contact a supplier.

Carpenter ants found again in #5. Need to be treated.

Front door lock in #6 – original lock needs to be replaced as close to the original as possible, at approximately \$200.00.

Recycling Bins: Unit #2 is responsible this year.

4. **Next strata meeting** – the next strata meeting will be in held in April 2011 in Unit #1

Meeting adjourned by Brent Kennedy. Don seconded the motion.

Strata VR340

Special Meeting – April 12, 2010, 7:15 pm, held in unit #7

Present:

Unit #1	Toru Nakada
Unit #2	Jerry Brabrooke – Chairman
Unit #3	Norma Bourne
Unit #4	absent
Unit #5	Betty Wall – Secretary
Unit #6	Brent Kennedy
Unit #7	Don Black – Vice Chairman

A follow-up meeting of the strata was called regarding the repair and possible replacement of patio doors and windows.

A copy of the estimate from Super Glass Company Ltd. was distributed. Jerry went through the estimate unit by unit, checking to make sure everyone was in agreement with portions allocated to the Strata and portions allocated to individual owners. It was established that screen doors, foot locks, etc. are owner optional.

The Glass Company indicated that they would be able to complete the work one or two weeks out from the time they are contacted.

Motion: Don motioned to accepted estimate presented by Super Glass Company Ltd.
Betty seconded the motion. All in favour.

Special Strata Meeting – December 8th, 2009, 7:00 pm, held in unit #7

Present:

Unit #1 Toru Nakada
Unit #2 Jerry Brabrooke – Chairman
Unit #3 Norma Bourne
Unit #4 Elisha Moussadji
Unit #5 Betty Wall – Secretary
Unit #6 Brent Kennedy
Unit #7 Don Black – Vice Chairman

A special meeting of the strata was called regarding the repair and possible replacement of patio doors and windows. Don raised two key issues, which need to be addressed:

1. If repairs are done only, who pays for it?

Discussion:

The Strata is responsible for maintenance of windows and doors and other exterior parts of the building. In the past, some owners have had their patio doors repaired and paid for this independently.

Don motioned that a written report and estimate for door and window repairs be arranged. Betty seconded the motion.

All in favour.

Jerry has visited Blvd. Glass on West Broadway and, sight unseen, was given an estimate of \$2500 to repair all doors. Jerry will contact Blvd. Glass to come in to look at all the units and provide an official estimate. This will be done as soon as possible.

There is enough money in the contingency fund to cover these costs, as well as to cover the cost of the small basement door by the garage door.

It was agreed that another special meeting would be held once an estimate has been received.

2. If patio doors and windows are not damaged, but the owner chooses to replace these nonetheless, how will this play out?

Discussion:

It was suggested that if units want to replace patio doors with double-paned glass, we must approve a single supplier.

Don has contacted two well-known suppliers – Centra and Long Life, both members of the BBB with A Plus ratings.

Both provide good warranties and both use windows produced locally. The difference between the two appears to be in the installation method. Long Life is also backed by a national warranty plan.

Long Life's method of installation is to install the new window and reframe it – up to building code for renovations and retrofits.

Centra leaves the frame.

If the unit owner decides to upgrade patio doors and windows with double-paned glass, the owners must pay for it themselves. This raises the question of liability. In the event of failure, leaks, etc., for the life of the building, the owner of the respective unit must assume responsibility for that unit, not the Strata.

A Bylaw would have to be devised to overrule the Strata Act.

No decision was made at this meeting.

Meeting adjourned at 9:00 pm.

Strata VR340

Annual General Meeting Minutes

Monday April 13, 2009

Absent: Betty Wall (#5)

Chair: Jerry Brabrooke (#2)

Meeting started: 7:15 PM

Moved: Minutes from 2008 AGM accepted - Passed

Review of Finances from 2008

- spent lower than expected
- there was a quick review of insurance: strata insurance covers building in cases of loss (fire, water, earthquake, etc.), return to original status - including upgrades forced because of bylaw changes. Does not include "Improvements and Betterments" (renovations), as those fall under optional personal insurance
- Special projects / Maintenance completed in 2008
 - Electrical Boxes: 2 boxes purchased, but not installed
 - Emergency Electrical fix for #3 box
 - General upkeep
- Current account balance - \$7596.80
- 2008 Financial Statement accepted

Updates from Prior Business & Questions

Outflow Plumbing update: Jerry checked with the City and it is his understanding that this project must be completed at some point in the next 54 years. Will only seriously become an issue if the building is replaced, or the entire strata is sold to a new owner. Item tabled for sometime in the future.

Sandra Moussadji (#4), current Treasurer, is moving to Colorado. Her daughter is moving into her unit here. While her daughter is willing to continue as Treasurer, she is more than willing to have someone else take on this job. Susan Kennedy (#6) has offered to take on those duties.

Moved: To appoint Susan Kennedy (#6) to the position of Treasurer - Passed

Bank signing authority (TD Canada Trust) needs to be transferred to Susan. Most expenses are set to automatically be paid, but monthly cheques need to be deposited. Sandy will talk with Susan to pass information and document to her.

Banking Efficiencies: Sandy suggests considering having everyone give a 12 month set of cheques, as then the bank will automatically deposit on a monthly cycle.

Items for 2009

Electrical Updates

Jerry has talked with several electricians and is getting a quote for:

- Adding fluorescent lights into the parkade above car stalls - #7 both, #5 & 6 (2 lights covering all three spots), #2;
- Replacing existing fixtures with new ones;
- Replacing remaining old Electrical Boxes (with breakers instead of fuses);
- Fixing wiring for Exit light

Moved: Jerry has authorization to spend no more than \$3000 to complete the above Electrical Updates - Passed

Other Projects

- Patio: Jerry has a quote for repainting the patio deck and entire flower boxes ~\$750. He will pursue another quote, and will arrange for this to be done - assuming the cost is not significantly higher.
- Basement Door: Jerry has a quote for replacing the basement door ~\$400. He will arrange for this to be done - assuming the cost is not significantly higher.

Moved: Jerry has authorization to spend no more than \$1500 for completing the Patio and Basement Door projects - Passed

Recycling Bins - Unit #1 is responsible this year (though all are welcome to help out!) Thanks to Don (#7) for handling this last year.

Slate of Officers for 2009

President: Jerry Brabrooke (#2)
Vice-President: Don Black (#7)
Treasurer: Susan Kennedy (#6)
Secretary: Betty Wall (#5)

All above to have signing authority.

Moved: Slate of Officers - Passed

Next meeting to be held in #7, Feb 2010.

Meeting Adjourned: 9:10 PM