

SUNRIDGE ESTATES – NW2671

SPECIAL COUNCIL MEETING MINUTES - SEPT 27TH 2006 AT UNIT #518

ATTENDEES:

AL MACLEOD
PETER SHUCKLORI MITCHELL
BAYSIDE – JOAN MACDOUGALL

Meeting started - 7:00 PM

PREVIOUS MINUTESMinutes of August 17th -3rd Council member was not in attendance at August meeting.

Monthly financials - July/August

Approved - Passed by 2

Approved - unanimous

PREVIOUS BUSINESSADMINISTRATION – MEETINGS ETC

2.5 HARDSHIP RENTALS – reminder Oct 31/06 is the end of hardship rentals. Bayside to review current status of all rentals ACTION – BAYSIDE

2.13 SCHEDULED COUNCIL MEETINGS - SEPT 21ST MEETING CHANGED TO SEPT 27TH

OCT 26TH – BUDGET MTG, NOV 29TH AGM

Owners are welcome to attend. – UNIT # 518 at 7:00 PM

3.34 INVOICE FOR LIGHTS – Unit 103 discussed with M/H June 14th BAYSIDE - ACTION

5.06 REQUEST TO INSTALL DECK – Unit 326 ACTION – ON HOLD

5.15 REPAYMENT OF EXCESS PROJECT FUNDS & PST Rebate – JAN/FEB 07 ACTION - ONGOING

6.09 CONTACT PERSON – Mrs Eleanor Pederson in Unit 227 has been authorized to contact owner's on council's behalf for reminders etc. Bayside to provide updated lists. ACTION - BAYSIDE

6.24 Owner's letter of complaint, Council will review records of complex for specific issues relating to this building and follow-up) Envelope project deficiencies – moved to deficiency list & Item 12.10/05.

8.10 INFORMATION PACKAGES & LETTERS - Council delivered an information package to one unit 211 and Bayside will mail future packages to the Chairman for delivery to new owners. ACTION - BAYSIDE

LEGAL ISSUES

12.10/05 HISTORY OF RECORDS REVIEW – Another owner (329) has offered to document our records. The first set of records will be passed on to her shortly with instructions. With thanks. ACTION- Re-activated

2.10 LEGAL DOCUMENTS - 18years of minutes. Unit (227) reviewed the available minutes and put them in order as requested (with thanks). Some photocopying done. Still need additional work before submission. Further requests will be coming in to provide documents and this will continue for the duration of the law suit. See 12.10/05 (Update from lawyer received, need time to review) ACTION - ONGOING

5.24 BC CONDO ADVOCATE - documentation issues to be addressed

ACTION – ON HOLD

6.10 LEGAL ISSUE - There are issues regarding the contracts, and the standard of practice by M/H. Council to seek legal review of issues. Preferred that two council members need to attend, and as it is during regular business hours there will be scheduling problems. Only 1 may be possible. **ACTION - ONGOING.**

6.11 STRATA LEGAL ADVICE - A Council member met with Adrienne Murray and discussed legal issues pertaining to bylaws, decks, and privilege letters. **ACTION - COUNCIL**

OUTSTANDING ISSUES - FINES ETC.

2.09 ARREARS LETTERS - If you have an outstanding balance due to fines please contact council to discuss the process and have your situation reviewed. Ignoring notices sent by Bayside is not an appropriate response. Unless an owner disputes a charge, to freeze, or put in question any fines etc. then the bylaws clearly state ongoing fines and interest apply. **ACTION - ONGOING**

YEARLY MAINTENANCE ITEMS

Please be aware that having received the Maintenance Manual from the engineer, those items needed to maintain the warranty requirements will be added and there will be associated costs.

- 2.17 WINDOW CLEANING** - Bayside to pursue quotes for spring/summer window washing **ON HOLD**
2.18 GUTTER CLEANING - Company to be sought out later this year **ACTION - LATE FALL**
2.19 PEST CONTROL - Council asked for an update on services, location of traps etc. **ONGOING**
3.12 DRYER VENT CLEANING - Scheduled for July 29th and Aug 12th **COMPLETED**
3.15 HYDRO BOXES - Authority has been given to clean concrete around hydro boxes. Ones at 415, 316 and 409 has now been cleaned **ONGOING**
3.16 DRAIN CLEANING - 11 cleaned to date. All to be cleaned after landscaping.
3.18 CARPENTER ANTS - Please monitor your areas. This is a preventive measure **OWNERS**
5.14 MAP OF DRAINS/CATCH BASINS - all drains and sumps to be mapped. Completed **CLOSED**
5.28 FLAT ROOF MAINTENANCE - inspect and clean debris. **SUSPENDED**
6.08 MAINTENANCE OF BUILDING ENVELOPE - . All owners provided with a copy of the 1st years requirements in the August 17th minutes
A QUOTE has been received from an engineering firm to do the 1st years envelope review. As this is significant for our warranty, we felt a 3rd pair of eyes would be prudent, to review all previous parties work in the project. The approximate cost is \$ 2700.00 **Vote - unanimous**

Equipment available to owners

Power washer, Weed Whacker, Hedge trimmer, ladder, pruning tools. Sign out basis. Available # 518

UNIT - BUILDING REPAIRS

- 12.14/05 BATHROOM WALL REPAIRS** -Repairs are nearing completion. **ACTION - DONE**
1.8 UNIT 101 - Issue resolved by installing diversion pipe to catch basin - **ACTION - MONITORING**
3.11 OUTSIDE WATER SHUT OFF - Unit 227 - Repair in process . **ACTION - ONGOING**
3.19 TREE ROOTS IN ENTRY - (402) Repairs to begin October 02nd **ACTION- ONGOING**
3.20 VINYL /HARDI SIDING - Please monitor your own and other buildings for loose siding- Thanks to the owners that have attended to this request. It will enhance the opportunity for repair. **OWNERS**
3.24 DOWNSPOUT DAMAGE - Unit 209 - company will be contacted for replacement piece. **ONGOING**

3.30 OUTSIDE HOSE BIBS - Council are available from Council for units it have the cultured stone too close to the taps. ACTION - ONGOING

3.31 WATER STAIN - Unit 401 Repairs completed ACTION - DONE

5.12 GARAGE DOOR Unit 108 - replace ACTION - DONE

5.17 UNIT 205 - Kitchen door- Starline accessed and will return - factory defect ACTION - ONGOING

5.18 INSPECTION REPORTS - All new owners are requested to provide a copy of their inspection report to Council, so that we can take a proactive approach in repair and prevention. ACTION - NEW OWNERS

5.27 BALCONIES - there is an issue of potential water damage to the new membranes if items are set directly on the surface. This leads to trapped moisture, staining and premature failure of the membrane.

This is a preventive maintenance requirement and your co-operation is needed.

Failure to do so will void the warranties and the costs will be charged to the owner.

Please monitor your balconies for bubbling of the membrane and advise Bayside immediately.

5.29 UNIT 210 - Enclosure of carport. H/B has been asked to do a quote or provide a suitable company to ensure the integrity of the building envelope. Rediscussed with new H/B coordinator ACTION - ONGOING

6.06 UNIT 206 - Bayside to set up appt with owner to view the decking on this unit. ACTION - BAYSIDE

6.12 UNIT 404/Unit 201 leak repairs completed ACTION - DONE

6.13 UNIT 103 - A roofing company will be called in to inspect the roof and trusses. Bayside to get company in within the next few weeks. Need to co-ordinate with owner ACTION - DONE

6.14 UNIT 103 - Able drain investigated the crawl space and has identified the need for some concrete footings. Other similar units will be inspected and all done at once. ACTION - BAYSIDE

6.15 WEATHER STRIPING ON FRONT DOORS - No other owner's have identified a problem with their weather stripping, although evident during our walk about, We NEED your cooperation to identify these issues/ ACTION -SUSPENDED

8.03 UNIT 225 - owner submitted list of interior changes including flooring and minor electrical work. In addition a request for moving a toilet. Due to the nature of the stacker plumbing, they will be required to get a letter from a certified plumber and sign a privilege letter to proceed with the work. ACTION - ONGOING

8.05 UNITS 510 & 207 NOISE AND GURGLING IN PIPES - PLEASE be advised that the plumbing system in these units are of a stacker type. That which happens above, affects below. When utilizing your garburator or sinks, please be careful with pasta's rice and other food materials that have a tendency to swell when moist. These items should be put into garbage containers... ACTION - MONITORING

8.11 EMERGENCY CALL OUT PROBLEM - UNIT 411 - during a recent call out to bayside, resolution was hindered by no one knowing where the water shut off valve was. IF YOU DON'T KNOW WHERE THE WATER SHUT OFFS ARE. PLEASE FIND IT. (This was partially due to modified plumbing). DONE

8.15 UNIT 205 - Extensive renovations have been done without advising council. Owner will be requested to supply a list of improvements as per the bylaws. ACTION - BAYSIDE

New owner's must advise Council of any impending changes to the interior of their units prior to the commencement of change. Thank you for your cooperation in this matter.

COMMON AREAS

1.11 LIGHT REPAIR – After one year, we have received verbal confirmation from Starline that they will pay the full cost of restoring the light to working order. This will also allow the gate to be fully wired properly. We hope to be shedding abit more light on the area soon. **ACTION - ONGOING**

1.13 ELECTRICAL ROOMS - 2 locks to be repaired

ACTION - URGENT

1.15 GAS LINES - Council reviewed work. Will ask company to return

ACTION – SUSPENDED

1.17 RAMBLER GATE REMOTES - 4 of the 10 remotes have been reserved for owners.

See Council Chairman #518 for purchase and activation.

ACTION – ON HOLD

3.07 PEDESTRIAN LOCK ON RAMBLER GATE- has been replaced. New keys have been distributed to 500 series owners, and available to other owners by contacting council. Keys are available by contacting Eleanor at Unit 516

ONGOING

ACTION –

3.09 RETAINING WALLS – ROTTEN/DAMAGED TIES – Units 415, 205,209 405. All owners are asked to check and report any problems with ties in the complex so quotes can be obtained for future replacement. Discussion was held about starting to use Allen blocks when retaining walls are to be replaced **ACT OWNERS**

3.25 GARBAGE BINS SURROUNDS - owner has priced fencing down from 5,000 dollar quote to approx \$ 1,800 dollars **With thanks.** Is anyone willing to assist in this project.

ACTION –SUSPENDED

3.39 INTERCOM (ref 1.17) This issue will be discussed at next owners meeting.

ACTION – ONGOING

5.02 DRAIN PLUGGED front of Unit 101 – Functioning but have not received final confirmation of all repairs done for this situation. Needed for future reference with city

ACTION – ONGOING

5.03 WALKWAY FENCE – east side of property -hole cut in fence . City advised in April but as yet no action taken. , **Approved for repair by city – Still not fixed**

ACTION – REACTIVATED

5.22 ROAD REPAIR – Company examined all roadways and driveways and gave a quote of \$ 11,000. Council will review written report when received

ACTION – ON HOLD

5.23 ENVELOPE AS BACKDROP FOR GAMES- Parents were asked to make suggestions as to potential play areas within the complex. To date no parents have come forward. Children are being allowed to play on the roadways at blind corners etc. and are marking up the complex with chalks. Both the necessity of children to play, their safety, and other owners feeling a sense of pride in their community must be balanced. Parents please review the current bylaws. If you have any suggestions please contact Council. Until discussed by all owners at a meeting, please have your children refrain from marking up the complex. **ACT - ONGOING**

6.01 VISITOR PARKING SIGN – we have received several parking signs for all the visitor spots. Gord to attach to posts and install.

ACTION - ONGOING

6.18 RAMBLER GATE - Quote received in excess of 8,000 dollars for electrical work. Work to commence on repair as soon as funds are received from starline for lamp standard. (ITEM 1.11) **ACTION – COUNCIL**

8.07 PAINT CODE FOR HAND RAIL ING – Unit 316 asked for colour code to match up railing colours, Gord to provide.

ACTION – DONE

8.08 NEW SIDE PATIO DOORS - It has come to Council's attention that several owners have drilled holes in these doors to accommodate shades and blinds. Unfortunately this action by the owners has resulted in the possible voiding of the warranty. It is now necessary for those units to be flagged and recorded for future problems. If you have drilled holes, please advise council to arrange a review by starline to determine the status.

ACTION – COUNCIL

8.12 SIGNAGE - Private property, no soliciting and no trespassing signs will be purchased and installed throughout the complex. Gord to pursue.

ACTION – ONGOING

8.13 PEST CONTROL - please be diligent and report any problems with pests. Thanks to the owner in 225 for indicating a pest sighting. Also unit 407 identified an open door in the electrical room and indications of pests. Company responded and set traps.

ACTION - ONGOING

8.14 GARBAGE CANS - Council asked Bayside to review BFI's responsibilities for garbage pickup, bin condition and cleaning.

ACTION – BAYSIDE

LANDSCAPING – PROJECT RELATED & MONTHLY MAINTENANCE

2.03 LANDSCAPING MAINTENANCE – **MANY THANKS** to those owners who are taking a proactive approach to keeping their front areas clean until the landscaping is implemented. The new council in the fall will need to address the monthly maintenance issues.

ACTION – ONGOING

3.40 Ivy around buildings – Please monitor around your units and identify ivy growing onto or into siding, and report to council. Several owners have responded to this request **With Thanks**. An owner has identified an ivy problem under their deck. Upon examination with the arborist, it was discovered that the source was a planted pot of ivy being grown by the owner. While not the common grow op known in this area, it is posing a problem and will be requested to be removed.

ACTION - OWNERS

3.41 LANDSCAPE DESIGNER – We received the preliminary draft of the plan and thanks to Trevor in 223, he has identified some key issues in plant selection, and placement. His participation has led to a review of the direction the designer will take with the complex. While seeking an attractive appearance the cost of maintenance is a key to this process

ACT - ONGOING

3.42 ARBORIST REPORT – Our first contractor had personal problems and could not start the work, Bayside found Morris the Arborist and they have been active on site for a week. In addition to the removal of trees as per the report, they were told to remove any dead trees and thin out shrubbery where in their professional opinion it would cause problems in the future. The trimming of the limbs on those trees staying is to increase the light and allow for plant and grass growth. Thank you for your patience. **ACTION – COUNCIL**

OWNER'S SUGGESTIONS – for future consideration

- Areas in between garages - put in cement or other type borders to prevent soil runoff
- Areas in between garages - pave over the areas and purchase planter boxes to match envelope
- Underneath wooden steps - finish off the sides of the steps with trellis and paint step colours.
- Plant more grass, rather than shrubs
- Place shrubs around garbage bins in lieu of existing wood framing (has limitations)

REMEDIATION PROJECT

12.12/05 DECK ISSUE – Another quote was received today for the decks. Council to review. Council met with the owner of Unit 405, to discuss an informal survey of owners on the related deck issues, so we can alleviate spending countless dollars on legal fees not knowing what the general consensus is. Nikki will be approaching you soon and your responses would be greatly appreciated. We will use this survey to direct our efforts on your behalf.

ONGOING

12.16/05 VINYL SIDING – Owner has agreed to allow storage of this material in their garage. A ten dollar monthly fee, paid semi-annually to the owner has been authorized. ACTION - BAYSIDE

12.17/05 INTERIOR PROJECT DEFICIENCIES – only a few non window deficiencies remain.

Special thanks to Lisa in unit 219 for coordinating the window repairs.

ACTION –ONGOING

3.1 EXTERIOR PROJECT DEFICIENCIES – Council is concerned about several aspects of the remediation repairs and vinyl siding issues. H/B & M/H were given formal notice and a meeting is scheduled for Sept 29th to deal with the strata's concerns.

5.28 ROOFS /VENTS - After a protracted period of time, due to M/H not initiating repairs, the roofing company attended the site on September 18th and was very quick to have our concerns addressed on all buildings on the 19th. As with all repairs to the complex, this will be checked by council when the flat roofs are checked. CONFIRM

BY-LAWS – RULES – CONSIDERATIONS FOR CHANGE

EXISTING ENFORCEMENT

12.9/05 BYLAWS - review the existing bylaws and identify, inconsistencies and redundancy. When a draft copy is available for Council to review, then any suggestions for additions/changes etc will be added. Owner unit 510 is working on this project (With thanks) Member input is welcome ACTION – ONGOING

PARKING - Owners continually, and after several warnings, feel the need to violate the bylaws and the directive from the Fire Marshall about parking in fire lanes. Two recent incidents, one emergency related and one with the chipper for the tree removal clearly demonstrated the need for these lanes to be free.

Please show some respect by not using up what little free time we do have by necessitating stopping countless times to tell you what you already KNOW, or having to proceed with towing etc. This is a definite lack of respect for those owners that are adhering to the requirements, and is a poor reflection on all owners.

3.27 INSTALLATION OF SCREEN DOORS ON UNITS - Council permission is required.

5.19 WINDOW COVERINGS –These include, previous blinds, NEW - white or cream coloured. PRIORITY Council implemented a RULE on August 17th for clarification purposes to existing bylaws. Only white, cream or off white blinds and window coverings are allowed. These to be hung with appropriate hardware systems. No lights, ornaments, flags, bedding or newspaper are to be used. Vote - unanimous. Compliance by OCT 11TH 2006. This is one year from substantial completion.

5.20 FLAMMABLE LIQUID STORAGE - during remediation it was stressed that NO propane tanks or any Large quantities of other flammable liquids are permitted in the garages. ACTION – OWNERS

6.07 NOISE COMPLAINTS – One of the increasing complaints within the complex is dogs barking. How ironic that for the 2 ½ hrs of the meeting an owner's two dogs barked incessantly. For those council members unfamiliar with this type of problem it was an eye opener. If you have pets, it is your responsibility to control their conduct. Should someone contact you about your dog's behavior, or indicate their actions while you are absent from the home. Please take note of what their issues are.

ACTION - OWNERS

Other types of noise complaints have dropped dramatically, and we thank all owners.

6.19 COUNCIL BY-LAW TOUR – Council will be conducting a By-Law tour after October 14th. Please ensure compliance with the by-laws to save council time and yourself aggravation. Feeling a sense of loss over privileges you were not entitled to, is not justification for further negative actions. or deciding to ignore conditions previously agreed to. Please show consideration for your complex and neighbours who are abiding

by the current bylaws. If you don't like it, then help change them. Until you do, Council is required to enforce the current set.

ACTION - OWNERS - COUNCIL

8.01 PAST RESOLUTION - the resolution passed August 2004 and recorded for future payments of legal fees is in error and must be corrected at the next AGM.

ACTION - BAYSIDE

FOR CONSIDERATION AT AGM

12.5/05 Acknowledgement of all correspondence

CURRENT

12.7/05 Council decisions - 3 members minimum for non emergency decisions

CURRENT

12.8/05 All council members to review all information prior to vote.

CURRENT

Item 1 - Jan05/06 - No names will be used in minutes for complaints etc

CURRENT

1.19 CHOA journal - an indemnity by-law be considered for insurance claims.

ACTION/Bylaw review

2.24a STRATA ACT - Sec 31 - Honorarium - resolution needed at next General meeting.

ONGOING

2.30 HOT TUBS - to be determined by owners at SGM or AGM

ONGOING

2.31 POTENTIAL REVISION OF NEW STRATA PLAN - Bayside looking into costs associated with architectural drawings. CHOA will be asked to assist.

ACTION - ONGOING

5.19 Window covering rule - TO BE ADMINISTERED OCTOBER 14TH

PRIORITY

NEW BUSINESS

9.01 MEMBERS MEETING - Note - notice of the meeting was in the undelivered Aug 17th minutes, so signage was placed at the mailboxes and Eleanor in 227 (with thanks) phoned all owners that have provided contact numbers.

Sept 06th Middle School. The main theme of the meeting, was that project related issues need to be completed and the current level of service cannot be maintained by Council, and the necessity of owner involvement in complex issues or substantial increases in maintenance fees would result. Unfortunately the August 17th minutes were not distributed in a timely manner due to an administrative issue at Bayside. Without the minutes, at times Council was talking about issues that owner's had limited awareness of. However, several owner's volunteered to assist. With thanks.

One owner indicated that not all owners are being represented by these meetings and that only the vocal people's opinions are being heard. Council has continuously stressed the willingness to present any members issues, who indicate a discomfort with speaking in public, have also by resolution - removed any identification of members presenting complaints in the minutes and do not know what more can be done. Owner's have a responsibility to be aware of issues, attend meetings or at the very least make their concerns known. You do yourself a disservice if you mutter with a few in the dark and don't present your concerns.

The decks continue to be of concern, and one owner indicated they had better things to do than discuss the issue, unfortunately we don't have the SAME prerogative to ignore it and have spend considerable time attempting to resolve it. The owner in Unit 405 has agreed to do a survey to ensure we are not spending countless dollars on resolutions that have no reflection on the true desires of owners. Please co-operate when she contacts you.

Owner's volunteered for the following:

9.02a - Owner 404 - offered to prepare quote on decks

9.02b - Owner 205 - offered to review roof issues -

9.02c - Owner 510 - offered to get deck requirements from city

9.02d - Owner 405 - offered to do survey on decks (after meeting)

9.02e - Owner 329 - offered to do administrative work with records

9.02f - Owner 201 - offered to do administrative work for legal issues

9.02g - Owner 219 - assisted with co-ordination of starline repairs

9.02h - Owner 314 - open offer to assist with repairs

9.02i - Owners 227 - continued support in any issues as required

9.02 - Owner 223 - ongoing assistance with landscaping

9.03 - Owner 510 - review bylaws

9.03 - COMMUNICATION COMPLAINT - owner had problem with dryer following vent cleaning. In presenting the concern to bayside - they had difficulty with lack of response and having to ask for an update. The lack of follow up is of concern and was discussed. BAYSIDE

9.04 BUILDING ENVELOPE PENETRATION - Unit 213 Owner sent letter to advise that the penetration into the building envelope is not allowed. Please note the seriousness of this issue and the continual stating of such in the minutes. H/B will repair and all costs and warranty issues will be charged back to the owner. ACTION - DONE

9.05 WORKER PARKING - owner was fined after repeated warnings of workers parking in fire lane and also driving up onto the ground covered areas. Towing is now the only option.

Please advise your guests and workers that finding any spot on common property is not a parking option.

9.06 UNIT 223 - during repair of interior, one area was found to remain moist after painting. Owner volunteered to investigate and has been authorized to repair to standard. ACTION - OWNER

9.07 UNIT 203 - advised of puncture marks in exterior window frame and vinyl. H/B sent picture and further discussed at meeting. ACTION - ONGOING

9.08 WATER BUILDUP FLAT ROOF BUILDING (Building 12) owner in unit (424) phoned council to advise of water on flatroof. Gord investigated, scuppers were plugged with leaves and construction debris. All roofs to be checked. Will any owners volunteer for this or should we get a roofing company to do. URGENT

9.09 UNIT 223 - reported problem with garage door. Will have Overhead examine problem ONGOING

9.10 RAMBLER ENTRY - FENCING - fencing was cut for access by unknown party, repaired and within 24 hrs was recut - council will speak to arborist to determine type of plants to keep snippers at bay.

9.11 LETTER SENT TO H/B - concern over level of service and repairs. Email also sent indicating a requirement for workers to be qualified for repairs and to prove as such. Meeting was scheduled to discuss these areas of concern. Several repaired areas are now requiring a second visit which is unacceptable to council. ACTION - ONGOING

9.12 WINDOW COMPLAINT - Unit 111 - new owner reported problems with a couple of windows, Starline notified immediately as they will be returning to site soon.

9.13 UNIT 405 - submitted request to alter deck area ACTION - ON HOLD

9.14 WALKWAY HANDRAIL - the tree removal company damaged the handrail. Will facilitate repair

9.15 SPEEDBUMP/ROCKS - an owner sent a letter to council regarding people driving over the common property to avoid a speed bump and endangering their children. They placed rocks in the area, and the owners received a nasty note that they would be sued for doing so. It was then advised by a council member that a post was in that spot but was removed during construction. Attempts at replacing the post will be made as soon as possible. The author of the unsigned note, may wish to direct their concerns directly to council in the future and not to the owner. ACTION - BAYSIDE.

Meeting adjourned 9:30 pm

Al MacLeod - Strata Council Sunridge estates

ACTIVITIES SINCE THE MEETING

- 2.10 Legal update received – need time to review.
 - 3.34 Invoice for lights – discussed with H/B Oct 06th
 - 8.10 Information pkg – delivered to Unit 327
 - 6.10 Strata legal advise – Lawyer requested to review deck and envelope penetration bylaws
 - 5.18 Inspection Reports - Flat roof & retaining wall - Inspectors report indicated problems with drainage, lifting on Building 5 plus a serious issue with the retaining wall inbetween Buildings 5 and 6
 - 6.13 Roof issue Unit 103 - Hayes roofing attended and found no problem with trusses. Closed
 - 6.15 Weather stripping – owner in unit 209 identified problem with thanks.
 - 1.13 H/B to fix electrical door at Unit 407 and install new lock
 - 3.42 Arborist – minor clean up and rail repair identified. Report of removed trees given to City Hall.
 - 3.01 Exterior project repairs - Council did a 5 hr walkabout with H/B on Oct 06th – approx 25 new items and clarification of old issues for repair – H/B hopes to fast track the old and new
- Parking – your driving us nuts and no more warnings, automatic towing is now implemented. There are no 2 or 5 minute parking allowances, which has proven to be untrue in almost every case.
- Council did another 4 hr walkthru of the complex on Oct 12th – 32 new items and over 90 pictures of existing prob – taken. People we NEED to be vigilant about our homes. Look now or PAY later.

President's note

While we are making progress in several areas, there is still a lot to do with respect to the project and time is running out for the current council. Due to the work load and some owners total lack of civility and appreciation, the current council at this time is not considering a further extension of their services to the ownership. It is imperative that we have a smooth transition to a new council and I encourage anyone who is interested in being on next years council to come forward now and attend any meetings to familiarize themselves with the issues. With the new warranty, there will be a few meetings before the AGM.

Please be aware of the distinction between project matters and the current contract with Bayside. All project related activities are Council's responsibility. Due to the volume of related issues, we are not yet in a position to only deal with issues at a monthly meeting, and therefore, it will be up to the owners to decide how they intend on proceeding. The current quotes from project management service companies, to continue to move forward with the project is \$75.00 - \$175.00 plus expenses per hour. To date, council has logged more than 100 hrs a month on the complex, and that will begin to diminish as more and more of the issues are resolved. In the meantime though, either owners or their wallets will need to stand up to the test of this time.

It may be necessary to move the AGM into early December due to an attempt to resolve as many issues as possible for the new Council. Please be prepared to attend 2 members meetings prior to the AGM. One for landscaping and one for by law review. We need to have open discussions on how we will choose to live over the coming years. You owe it to yourselves and your neighbours to participate for an hour or two to make this a community worth living in. Apparently some people disagree with the current bylaws. Dates will be announced.

By-law infractions – grace period is over

If you received a bylaw infraction warning previously and you have not corrected the issue, please be advised that it will be inspected and unless council is contacted to discuss the issue, there will be automatic fines as of October 15th. It's truly unfortunate that Council has to make this tour. The lack of consideration for your community and its guidelines for living, is disappointing to say the least and time consuming for Council. So next time you wonder why one of YOUR priority issues isn't resolved as yet. This is part of the reason.

Al MacLeod