

Strata Plan VR1658 Meeting Minutes – Thursday, February 7, 2013

Present: Michael Wong (Unit 2441)
Susan Brown (Unit 2439)
Sigrid Henning (Unit 2443)
Brian Lea (Unit 2445)

- 1) SB presented fee proposals obtained from 3 building envelope/engineering firms for testing and reporting on the current condition of the building. The 3 companies quoting are: Read Jones Christoffersen (\$8,700), Morrison Hershfield (\$4,500) and Busque (\$3,300). MW expressed concerns about spending all this money and then being told what we already know about the building and what needs to be addressed. MW said he would prefer to spend money on actual repairs such as the roof and windows rather than on a report stating the obvious. SB to request the firms to reduce their scope of work and to provide a more general evaluation of the building for a smaller fee.
- 2) SB also presented roofing repair quotes from 2 companies, which ranged from \$10,000 to 45,000. These quotes were obtained from her realtor and the companies based their quotes on a verbal description and condition of the roof.
- 3) MW advised that a friend of his who is an envelope engineer and also works for one of the firms who submitted one of the bids confirmed that despite the stucco shrinkage and cracking that is occurring, the rainscreen system should still be performing. He said it is more of a visual matter than anything else. He recommends using an elastomeric (rubber based) paint to fill-in the cracks. MW also noted elastomeric should only be used on the rainscreen walls and not on the original face sealed walls.
- 4) MW will get a quote from Remdal Painting for painting the entire building. Remdal painted the building in 1999 and did subsequent touch-ups in the following years.
- 5) MW will get a quote for new windows and doors for the entire second floor and for any other windows, which need replacing.
- 6) SB & BL will get quotes for repairing and replacing the roof.
- 7) SH will ask Mario (repair man from building across the lane) if he can repair/replace the broken exterior landscape flood lights.
- 8) MW noted that there is over \$9,000 in the strata account.

The next strata owners meeting will be held on **Thursday, February 28, 2012** to report on and review quotes received for engineering testing, roofing, painting, windows and lights.

Strata Plan VR1658 Meeting Minutes – Thursday, February 28, 2013

Present: Michael Wong (Unit 2441)
Susan Brown (Unit 2439)
Sigrid Henning (Unit 2443)
Brian Lea (Unit 2445)

- 1) SB presented a revised proposal obtained from Busque Engineering for \$2,000 for general testing and reporting on the condition of the stucco walls. A strata vote was taken and it was agreed by all to proceed with the engineering proposal from Busque. SB will contact them to proceed as soon as possible. It was also agreed the fee could be paid for from the strata account which is currently at \$10,000.
- 2) SB presented a roofing repair quote for \$44,000 from Advanced Systems and \$25,000 from Arbutus Roofing. Strata did not accept these quotes and BL advised he would be getting a quote from his contractor for the roof sometime next week. For the time being strata will use \$15,000 as the roofing estimate for the building upgrade budget for 2013.
- 3) MW presented a 2-part painting quote from Remdal Painting for \$25,379.66 for painting the base building plus additional \$8,792.36 for painting prefinished metal railings and flashings. SH advised she will try to get another quote from the painter who painted the building across the street. For the time being strata will use Remdal's quote for the building upgrade budget for 2013.
- 4) MW presented a quote from Sashmasters Heritage Windows for \$41,000.00 for wood windows and doors for the entire second floor and for a few windows at the ground floor. MW noted this quote is all-inclusive meaning everything will be completed including painting and making good adjacent exterior and interior finishes. Therefore it could reduce the painting quote. BL advised he would ask his contractor for a quote for vinyl windows. For the time being strata will use Sashmasters quote for the building upgrade budget for 2013.
- 5) MW advised he has purchased 4 new floodlights from Robinson Lighting for \$312.93. They will take 4 weeks to be delivered and are bronze colour. Black is not available. When they arrive an electrician will be retained to install them in the front garden. MW also presented cut sheets for new lantern lights to replace the 2 round plastic bulb lights in the front yard. It was noted these lights are always coming off its base during windy weather. Cost for the new lantern lights is \$202.00 and it was agreed by strata to proceed with them.
- 6) The total amount for the above quotes is approximately \$85,000.00 for roofing, windows and paint. For discussion purposes only, this amount would roughly work out to be \$21,250 per owner. It was agreed by all that strata should proceed with the building upgrades this coming summer and a special assessment would be set-up to finance the upgrades as soon as the quotes are confirmed and approved by strata.

The next strata owners meeting will be held as soon as the engineering test report is completed. SB will advise.