



Vancouver Island Strata Owners Associatio

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VISOA Bulletin - April 2008

President's Report

I am honoured to have been elected president at our first Board meeting. The other duties taken on by Board Members are apparent from the "Board of Directors" blurb at the bottom of this page.

We are indebted to Harvey Williams for his leadership over the past two years. Much was accomplished during his time as President, not the least of it is that VISOA is once again in fine shape financially. We even have a small reserve.

Our February AGM and seminar were very well attended with over 120 members present. This continues a trend that has seen significantly higher participation in 2007 over the previous year.

At the AGM four of last year's

directors were re-elected, five had not finished their two-year term and one supernumerary member was added after a 'yes' vote to increase the number on the Board. Shawn Jackson is the new addition. We welcome him to the group and look forward to a fruitful working relationship with him. Shawn is a long-time veteran on the council of his own strata, where he served in all executive positions over 16 years.

Shawn has been employed by the Ministry of Employment and Income Assistance for the same 16 years. He was also involved with diverse community groups in volunteer positions.

We are happy to have Shawn on board, so to speak, and are fortunate

to retain the past members, as they have all done good work for Island stratas.

Harvey, together with director Deryk Norton, was actively involved in meetings with Government officials to make the SPA more user-friendly, and will continue with this project.

As we all know, the wheels of Government turn slowly, so this will be an ongoing concern for Harvey and Deryk, as well as VISOA as a whole.

Harvey has set the direction VISOA will take over the next year. I can only hope to do as well as he and try to follow in his footsteps.

- Felicia Oliver

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BOARD OF DIRECTORS 2008

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Treasurer Daryl Jackson • **Past President** Harvey Williams

~ Members at Large ~

Debbie Allen, Sandy Wagner, Shawn Jackson, Elsie Lockert, Deryk Norton



Photo by Harvey Williams

Volunteers at VISOA workshop on strata legislation in Nanaimo.

Bare land strata plans and building schemes

by Joyce Johnston, attorney specializing in strata issues

Strata Plans that subdivide land are called bare land strata plans. Unlike land subdivided without a strata plan, bare land stratas have common property. Buildings can occur on bare land stratas, but the development remains a bare land strata.

Building schemes are a type of restrictive covenant on land. Building schemes can govern regularly subdivided land, or land divided by a bare land strata plan. With this type of covenant, each of the owners of the lots within the building scheme is bound by restrictions set out in the Building Scheme, and each enjoys the benefit that the restrictions impose on every other owner. The essentials of a valid building scheme are:

1. a common vendor
2. a defined area in which the scheme of development is to operate
3. Definite restrictions constituting a local law for such area
4. Covenants by the purchasers that
 - (i) they purchase with knowledge of this local law
 - (ii) these obligations bind the vendor, subject to any contractual right he may reserve to vary restrictions, and these obligations bind the purchasers
 - (iii) that implicit in these obligations are the reciprocal rights of the purchasers to benefit of the restrictions and their enforcement
5. a precise point of time when the local law is adopted.

Building Schemes have been described in a number of ways:

1. The vendor imposing a local law

over the land or lots in the scheme, binding the land and the owners, any of whom can enforce

2. Implication of mutual contracts between the various lot owners

3. Lot owners being simply bound by equities arising out of the Building Scheme

In any event, it is important to know that any of the included neighbours can enforce. It may be that the developer has reserved some rights in the actual Building Scheme document to vary restrictions.

In order to cancel or change a Building Scheme, and owner may go to Court under section 35 of the Property Law Act. The Property Law Act sets out the following criteria for cancellation or change

(a) because of changes in the character of the land, neighbourhood or other circumstances, the registered charge is obsolete

(b) the reasonable use of the land will be impeded, without practical benefit to others if the registered charge is not changed or cancelled

(c) the persons entitled to the benefit of the charge have agreed

(d) cancellation or change will not injure the person entitled to the benefit of the charge

(e) the registered charge is invalid, unenforceable, expired

If a strata wanted to enforce the Building Scheme, it may be possible to enact strata bylaws that are parallel to the provisions of the scheme.

However, a lawyer should look at the bylaws to make sure that they are enforceable, and within the bylaw making power granted by the Strata Property Act.

A case where strata bylaws conflicted with the Building Scheme is *Winchester Resorts Inc. v. The Owners, Strata Plan KAS2188*, a 2002 decision of the BCSC. The issue was whether a fishing resort could be developed on the land – the Building Scheme allowed it but the strata bylaws did not since they stipulated all lots to be used as residential. The Building Scheme was held to be enforceable and the relevant strata bylaws unenforceable against Winchester Resorts.

Two other cases involving strata plans and Statutory Building Schemes are *Kornfield et al. v. Intrawest 2005 BCSC 1187*, and *Sauve v. MacKeage 2006 BCSC 781*. These cases are available on the BCSC website

VISOA's upcoming 2008 seminar series

~ Mark your calendar ~

- **Date: Sunday, April 20, 2008**
- Location: Beban Park, Nanaimo
- **Date: Sunday, June 22, 2008**
- Location: Commonwealth Place, Victoria
- **Date: Sunday, Sept. 21, 2008**
- Location: Beban Park, Nanaimo
- **Date: Sunday, Nov. 23, 2008**
- Location: Trafalgar / Pro-Patria Legion, Victoria

National volunteer week: April 27-May 3, 2008

by Sandy Wagner

You may be asking “why is VISOA telling us about Volunteer Week?” Because volunteers are the backbone of most Stratas, and of VISOA.

Your Strata Council is made up of volunteers. The owners in your strata could vote for a bylaw to pay councilors for their efforts although most do not. For those who do the amount paid is usually just a small token. Depending on the size of your complex and the involvement of other owners, volunteering for Council can take just a few minutes a month, or it could take several hours a week. Don't let that dissuade you from volunteering – the old saying “many hands make light work” is truer than ever in a strata.

The Council President is the first contact for many owners with a question, but depending on the way your strata is organized you might have volunteers in charge of many different areas such as Gardens, Building Maintenance, Recycling and Garbage, Fire Safety, Pest Control and so on. Owners with a question or concern contact these volunteers directly. The individual volunteers have the regular responsibility to check the status of their area and report any deficiencies to the council. Then, again depending on your own strata's organizational structure, the council would hire a contractor or call on volunteers to assist with necessary work. You can see that the more volunteers, the easier the daily job of Council President.

One council position that many stratas have a hard time filling is that of Secretary. In my own strata, one year each councilor in turn acted as monthly secretary. No one member had to record the minutes for the entire year, and each learned just

what is involved in writing timely responses to owners' questions. Lack of computer skills was no excuse: handwritten minutes are certainly acceptable. No one criticized any other's work – we were all just glad that the duties were divided evenly.

Depending on your building, the Treasurer may have a fairly easy task: reviewing the financial figures compiled by your Property Management Company. If you are self-managed the Treasurer is in charge of collecting monthly assessments, making bank deposits, paying bills, and preparing monthly financial statements. It all sounds daunting until you realize that these are all tasks which could be delegated to other volunteers with the Treasurer overseeing and organizing their work. A simple accounting program such as “Easy Condo” makes monthly statements very quick and easy to create.

Most owners are “roped into” volunteering for council eventually, and many find it to be an informative enjoyable experience.

The Vancouver Island Strata Owners Association's Board of Directors is made up of ten volunteers, who

meet monthly to carry out the Association's mandate of educating strata owners. We provide education in the form of seminars, workshops, bulletins, publications, and website. We couldn't do our work without the assistance of many more volunteers.

Think about the last VISOA Seminar you attended: Your strata received a seminar notice in the mail and posted it in your building. You lost the address, so you emailed VISOA to find out the seminar location, and received a prompt reply. On seminar day, you were greeted at the door, then you made your way to either the registration or membership tables to sign in and/or renew your membership. Then while waiting for the seminar to begin you had a cup of coffee and browsed some publications. You asked a few questions about a situation in your strata, then you had a seat and listened to a guest speaker. The speaker was photographed while he spoke. During the break, you had another cup of coffee and decided to purchase the publication you had looked at earlier. When the meeting reconvened, you put up your hand to

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Cohousing - strata ownership with a 'twist'

by Karen Watson, member of the Creekside Community

Creekside Commons, a member of VISOA, is a cohousing development located in Courtenay in the beautiful Comox Valley on Vancouver Island. Approximately seventy residents are housed in 36 duplex units with shared facilities and common land. At first glance Creekside Commons appears to be a regular strata development but on closer inspection there are a number of crucial differences. The community encompasses all ages from infants to octogenarians and includes Americans and Brits as well as Canadians from Alberta and BC. However, probably the biggest difference is the involvement of the residents in creating the neighbourhood we live in - we are not only owners but also developers and managers of the strata.

The development of Creekside Commons started with a vision that included living with neighbours with similar values - our intent is to co-create a sustainable neighbourhood of

beauty and peace where members can grow as individuals while supporting each other, the land on which we live and the wider community. Our mission statement was up on the website from the beginning together with biographies and photographs of committed buyers.

As developers we bought the land and hired experts to mentor us through the two and a half years it took to complete the project. Development included building the community of Creekside as well as the physical structures and land. Decisions on structure and function were key discussions that were held at our monthly meetings which also served as an opportunity to get to know each other. We worked hard together and played hard together.

At the end of June 2007, we took strata ownership of our individual units and the twenty feet of limited common property behind each house which

constitutes our private backyards. The rest of the nine acre parcel of land that comprises Creekside is common property and decisions as to how that land is developed will be made in concert with the rest of the community. The intention includes garden areas, composting, fruit trees, children's play areas, quiet sitting places.

Each strata owner also shares ownership of the Common House and the workshop. The Common House, a handsome timbered building at the entrance of Creekside, is the heart of the community. It contains two guest rooms for the use of visitors to Creekside, a laundry room, children's play room, meeting room, lounge, dining room and kitchen. This is where we meet to make decisions. This is where we gather to share meals with one another and to celebrate with each other. This is where you will find the games

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Risk Management - Vacation Time

by John Grubb, SMA, RPA, RRO

Working on the basic premise that the real purpose of a Strata Corporation is to operate and maintain the property on behalf of its Owner/Shareholders, we offer the following article with the hope of providing readers with some pertinent information and a practical approach to the task.

A significant but often under-attended (and poorly understood) duty of a Strata Corporation is to manage the many physical and financial risks to itself and its Owner/Shareholders in the course of its operations. From a professional Property Manager's perspective, water release in a building is the most feared event of all, short of fire, and one of the hardest to guard against.

There is a significant opportunity for the corporation to address the potential for an accidental water release and ensure that individual owners guard themselves against the disastrous consequences when they head off for that well-deserved vacation.

Many of you have seen the recent TV commercial where the young couple returns from their holiday to see their couch floating in the window and she bemoans the state of "the hardwood!!"

In a Strata, this would be even more devastating because, obviously, the flooding would also affect the immediate neighbours, but, with a few simple measures, it could have been prevented. There are two specific actions that we recommend to all.

1. To each owner – Before heading away, turn off your dishwasher and clothes washer supply lines, shut off the water supply to your hot water tank, and turn off the power to it at the electrical panel. In a townhouse, the owner can simply shut off the

unit's water service at the main supply valve.

2. To the Strata – We recommend a Bylaw, or at least a Rule, that requires each owner to advise the Corporation of any absence of more than 5 days, and permits designated members of the Council to regularly access the unit to check on its condition.

(We suggest a 5-day vacancy period, but advise that both an owner's personal insurance policy and that of the Corporation may dictate something else. It is the responsibility of each party to clarify these requirements.)

Once again, we are sure that this will raise protests from some who would see this as simply more interference in the privacy and sanctity of their homes by the Strata Council. We offer the following in response:

It is a Strata Corporation's legal responsibility to manage risk to itself and its Owner/Shareholders, and, in fact, it is the legal responsibility of each owner to mitigate risk to the Corporation. The simple action of turning off the noted appliances is something, we must hope, everyone can accept as basic "common sense" and a sensible approach to "risk management" for both parties.

Recently, a periodic but regular inspection of vacant homes has also become a requirement within many insurance policies, often hidden away in the "fine print," and another example of insurance underwriters making policy holders responsible for their actions (or lack of them).

As for the Council's access to the unit, while some will suggest that "Aunt Martha" or "my friend Joe" will serve as well, these folks have no vested interest in the Strata, and will be entirely unaware of any emergency conditions that may arise.

(We remind all readers that the Corporation has the legal right of entry to any unit in the event of an emergency – even if it is necessary to break the door down.)

The designated Council members will check for security breaches, the operation of light timers and heating systems, and evidence of problems in the unit that may be emanating from other sources – a leak from an appliance in the neighbouring unit, for example.

We should note that these designated Council members have an important fiduciary duty to both the individual owner and the Corporation in carrying out these duties. We recommend that the inspections be carried out by two members and that each visit be documented in an operational "diary." They should be scheduled for specific intervals as conditions warrant.

In making these arrangements, an individual owner meets the basic requirements of personal risk management and his insurance policy, while the Strata Corporation meets its own responsibilities to mitigate risk to the rest of the Owners Group by showing that it has made reasonable efforts to address potential problems.

When you think of it, this all boils down to being good neighbours and further illustrates to you as an owner the advantages of your move to a Strata. All we've done here is point out the more pragmatic, "risk management" reasons, to help you recognize that there can be serious consequences for doing nothing.

John Grubb is a Facilities Maintenance Consultant and VISOA Business Member and welcomes Member inquiries at usc@shaw.ca or www.unityservices.ca/

STRATADOCS ONLINE

A New Innovation for Strata Owners and Property Managers

by Victoria Real Estate Board

What is it?

StrataDocs Online is a new and easy to use innovative web based on-line property management tool developed by the Victoria Real Estate Board. It was designed to make it easier and more efficient for strata owners, Property Managers and REALTORS® to facilitate the sale of strata property in a timely and cost efficient manner.

Why StrataDocs Online?

Every time a strata property goes on the market, the Seller or Property Manager has the responsibility of providing various strata documents to REALTORS® and their Buyers interested in purchasing the property. This can be a great deal of work. StrataDocs Online has been created specifically to simplify the process of delivering strata information. Property Managers or Strata Council representatives only need to upload each document once after which, all documents can easily be changed or deleted in the future. REALTORS® have instant access to those documents any time they wish to purchase them.

Who is it for?

StrataDocs Online can be used by Strata Councils, Sellers, Property Managers and REALTORS® who have been provided with a secure password. Strata Councils and Property managers can upload, categorize and verify all strata documents. REALTORS® can use StrataDocs Online to locate strata, select and buy relevant strata documents, optionally order Form B documents and also monitor access to purchased documents by Buyers. Potential Buyers can read the purchased documents and view the Strata Features page.

What can be stored in Strata Docs Online?

Every document that relates to the management, operation and financial status of the strata property can be easily stored on StrataDocs Online.

You can store the following on StrataDocs Online:

- minutes from strata council meetings
- minutes from annual general meetings (AGMs)
- minutes from special general meetings (SGMs)
- financial documents
- rules and regulations
- bylaws
- building/envelope warranty
- miscellaneous documents

StrataDocs Online – An Easy Process

With StrataDocs Online the process of providing all the relevant documentation to REALTORS® is remarkably simple.

The first step is to add a Strata property which can include the strata name, strata number, building name and address. If you need to change or delete any of the strata details later, you can update the material through the update process.

The second step is to describe the features of the Strata. You can add names and phone numbers of the contact people, describe shared amenities, define strata restrictions and even outline parking information. There really is no limit to the information you can provide on StrataDocs Online to describe the building.

Once you have added the strata in-

formation and description you can upload all the relevant documents. You can upload your strata documents using MS Word documents, MS Excel spreadsheets or PDF documents. Strata Docs Online automatically converts every document to the PDF format for storage and future ordering. You can put single or multiple documents on Strata Docs Online.

The fourth step is to place the documents in various categories. When you initially upload the documents, StrataDocs Online categorizes the documents for you. However, you can accept or change the categorization on a document-by-document basis or as a group.

Once the documents are placed on StrataDocs Online you will need to review and verify that the documents are categorized properly and that the documents are complete. 6. Once you have done so, completing a simple verification process makes your document available for sale to REALTORS® and their Buyers.

After the initial process of uploading and verifying documents for a Strata, the only thing left to do is to add new documents when they become available. Of course, if a document is found to have an error or be missing some information, it can be updated or replaced at any time.

Need Assistance?

For further information and to see a video about the StrataDocs Online initiative please go to: http://www.vreb.org/vreb/strata_initiatives.html

If you need assistance or have a question or suggestion email us: stratadocs@vreb.org or contact VREB Member Services by telephone during business hours: 385-7766.

room, the yoga studio, the dance floor, movie theatre and drumming circle. We live in community and at the same time respect autonomy.

The workshop, the first structure to be put in place, was the result of a weekend barn raising in 2006. This building which is still being worked on by members of the community has a turf roof. The space will be used by Creeksiders to build benches and planters for the community and for individuals to work on their own creative projects ranging from wood working to arts and crafts.

As managers of Creekside we meet in the Common House to handle the business of the community. Everyone at Creekside is on the Strata Council which potentially makes for very large meetings. However, we have developed a management system of smaller groups to handle specific issues – with the flexibility to allow for ad hoc groups

to be established to meet urgent needs. Additionally we have hired an outside manager, CV Condominium Services, who we enlist when we need technical expertise. Being under their umbrella also allows us to obtain good insurance rates.

Cohousing is strata living with a 'twist' - a way of life that mirrors the best of small town living and is also believed, by some, to be one of the answers to living more sustainably on the earth. Together we support an environment where we honour each other and the planet in which we inhabit. For more information on cohousing check out www.cohousing.ca

Editor's comment: This column was submitted to VISOA for sharing with our membership. The description and terminology notwithstanding if Creekside Commons is registered as a strata corporation, the ultimate authority is the Strata Property Act.

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Insurance on improvements and betterments

by Shawn Fehr

I had the pleasure of speaking at the Vancouver Island Strata Owners Association's AGM on February 17, 2008, in Victoria. I had a presentation prepared but due to the overwhelming number of questions from the large group in attendance, I spent most of the time answering questions from the floor. I thought it would be useful for this column to review one area from which many questions originated: How to Insure Improvements and Betterments in a Townhouse or Condominium Complex.

There are many examples of improvements or betterments that can be found in a strata unit, including hardwood floors, high quality carpeting, kitchen counters and cabinets, light fixtures, fridges, stoves, bathroom fixtures, closed in balconies, etc. If you are not an original owner in your strata, can you look around and know for sure what is an improvement to your unit? In the event of a loss, the strata insurance policy is only responsible for repairing or replacing the building back to its original construction condition. This may mean that the adjuster will find the blueprints of the building to determine what was included in the original construction. This could be a problem for you if you have not properly insured Improvements and Betterments that are in your unit. For example, say a burst pipe caused severe water

damage to your hardwood floors. It is discovered that the original construction of the building included floors that were carpeted



Photo by Stan Coe

Insurance expert, Shawn Fehr, speaking on strata insurance at the AGM

and not hardwood. The strata insurance will only be responsible for compensating to the value of a carpeted floor. The additional cost of hardwood will be borne by the unit owner.

If a loss is suffered in a new building, it is obvious what should be covered by the strata policy since the original unit owners most likely are aware if

they have made changes to their unit or installed any upgrades. In an older building though, there may have been multiple owners in a unit, and it is difficult for a current owner to know what was original to the building. If you are not sure, I would recommend insuring on the safe side. Allow a limit for Improvements and Betterments on your Personal Condominium Insurance policy that would be adequate to cover any features that you believe may have been upgraded throughout the years. That way, in the event of a loss, there will be coverage in place from either your personal policy or the strata policy. Most personal policies automatically include some coverage for Improvements and Betterments, and the limit can be increased for as little as \$25.00 for an extra \$10,000.00. This is a small price to pay to guarantee that you are adequately protected. Don't wait until you suffer a loss before you find out!

Shawn Fehr, BA, CAIB, CIP

Insurance Sales and Operations Manager, Commercial

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It's buyer beware in phased strata plans

by Deryk Norton, Board Member, Vancouver Island Strata Owners Association

Home buyers in B.C. should beware of that attractive condo or building lot located in a phased strata development. Buyers in some phased developments have found that a promise made by a developer is not necessarily a promise kept. Furthermore, buyers victimized by a developer's misrepresentation face prohibitive costs should they consider taking legal action.

One example is the buyer in an early phase of a strata development who has paid a premium price for a lot with a golf-course view based on the developer's sales material and disclosure statement. Later, when the development is almost completed, the developer adds a new phase, not previously disclosed, and eliminates the golf-course view. A second example is the water-view condo apartment purchased in phase 1 based on

sales material showing phase 2 as a low-rise building. Later, phase 2 is built as a high-rise building, eliminating the water view previously used to "sell" condos in phase 1. A third example is the lot purchased in phase 1 in which it is disclosed that strata owners are responsible for the cost of street lighting. Later, when phase 2 is developed, it is then disclosed that owners in both phases are now to be responsible for the cost of maintaining sidewalks and catch basins as well as street lighting.

One may well ask about the role of regulators when these things happen. In B.C. there are two regulators, neither of whom seems empowered to do anything about such situations. The government "approving officer" who approves each phase of the strata plan is not obligated to even notify owners when a new phase is being de-

veloped. Even the Superintendent of Real Estate, with whom the developer must file a disclosure statement for each phase, is not duty bound to decide whether the developer's statement contains a misrepresentation. Notification by the "approving officer" would at least enable owners to raise objections beforehand when the new phase contravenes representations made by the developer. Even a minor increase in the power the Superintendent of Real Estate could deter developers from engaging in fraudulent misrepresentation.

Present legislation leaves buyers in a phased strata plan entirely on their own when they fall victim to a developer's misrepresentation. They are subject to the hidden cost of a large legal bill, the loss of a promised amenity, or both.



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National volunteer week

Continued from page 3

ask a question, and were handed a microphone to ask it. Your question prompted quite a discussion, which the moderator kept on topic for the speaker. When you left, you handed in a seminar evaluation form to someone at the door.

Your afternoon was touched by no less than 20 volunteers! The Board Members who plan and present the seminars and answer your emails, the team who assemble and mail the seminar notices, the greeter, the membership and registration tables, the publications sellers, the coffee and cookies table, the photographer, speaker and moderator have all volunteered their time. Many of them also volunteer in their own stratas, just as you have probably done.

The idea of people living and working together as a community isn't a farfetched dream when it comes to strata life, it's an absolute necessity.

The next time you are asked to volunteer in your strata, think about how much your efforts can help reach that goal. And join me in a salute to all volunteers!

Sandy is a member of VISOA's Board of Directors

You asked:

by Harvey Williams

Have a question about managing your strata corporation? Ask us, we've had a lot of experience helping strata corporations solve problems, perhaps we can help you. Questions may be rephrased to conceal the identity of the questioner and to improve clarity when necessary. We do not provide legal advice, and our answers should not be construed as such. However, we may and often will advise you to seek legal advice.

Question:

Should we use the same lawyer as our management company?

This question came up in connection with the new management contract being distributed by most strata agents (managers). Drafted by the Strata Property Agents of BC, the contract is designed to meet the new Real Estate Services Act rules but goes far beyond those rules.

Answer:

In the November, 2007 VISOA Bulletin, I pointed out several clauses in that contract that strata corporations should be wary of and suggested they obtain legal advice before signing it. A strata council president asked me if he should ask his management company's lawyer for advice on the contract. My answer was a resounding NO! The strata corporation was negotiating a contract for services with a management company and should not ask the company's lawyer for advice. In any case, an ethical lawyer would recognize this as a conflict of interest and suggest that the strata corporation seek independent advice.

As a general rule, strata corporations should not rely on their management company's lawyer

for legal advice on any matter. There is always the possibility of an unintended or subtle conflict of interest. It doesn't cost any more for a strata corporation to retain its own legal counsel and could even be less costly, since management companies typically charge extra for services such as legal advice and processing documents.

I've received reports of strata agents insisting that stratas were obligated to sign the new management contracts even though the fees were increased over their current contract. Unless the current contract includes a clause providing for fee increases, there is no such obligation. Strata councils should be wary of any contract that allows for unilateral fee increases by a management company. They should always keep in mind that contracts are governed by contract law, not the Strata Property Act.

Who to consult for remediation - an architect or an engineer?

by Harvey Williams

The council of a local high rise strata reports that advice they received from an architect had reduced the cost a major remediation project. The engineering firm, first employed, had recommended a complete remediation of their building including replacement of all the windows. Entitlement was equal for all the units and the cost would have been nearly \$180,000 per unit. Banks will not loan money on strata units for remediation and the owners, most of whom were

pensioners had no other way to raise that much money.

The strata council decided to seek a second opinion and sought the advice of an architect. While not questioning the validity of the engineer's report, the architect identified a number of cost-savings such as repairing window frames instead of replacing the windows and doing the work in phases over a period of years.

As a result, the initial phase

will be as low as \$35,000 per unit to make the building weather-proof and prevent further damage. Much of the other work will be completed as a part of an enhanced program of annual building maintenance. Needless to say, there was a great sigh of relief by the owners.

Not every potential remediation will benefit from an architect's consultation, but in this case the council and owners were very satisfied with their decision.



The Vancouver Island
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The Vancouver Island Strata Owners Association
~ PRESENTS ~

**UNDERSTANDING STRATA
FINANCIAL RECORDS**

Guest Speaker: Harvey Williams

Long Time VISOA Board Member and Strata Treasurer

**What the Strata Property Act Requires
The Operating Fund
The Contingency Reserve Fund
Creating a Depreciation Schedule
Protecting Strata Funds**

Bring your finance questions for Harvey

Sunday, April 20, 2008 1:00 – 4:00 p.m.

Registration begins at 12:30 p.m.

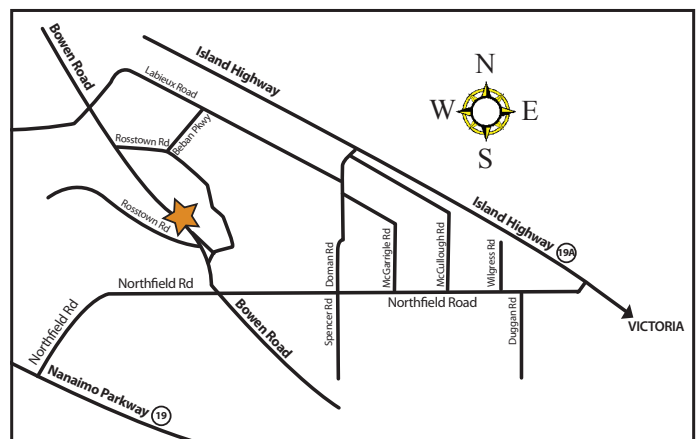
**Beban Park Centre
2300 Bowen Road,
Nanaimo**

There is no charge for VISOA members

*(If your strata plan is a member,
all owners in your strata may attend)*

Non – Members \$20

Memberships will be available at the door



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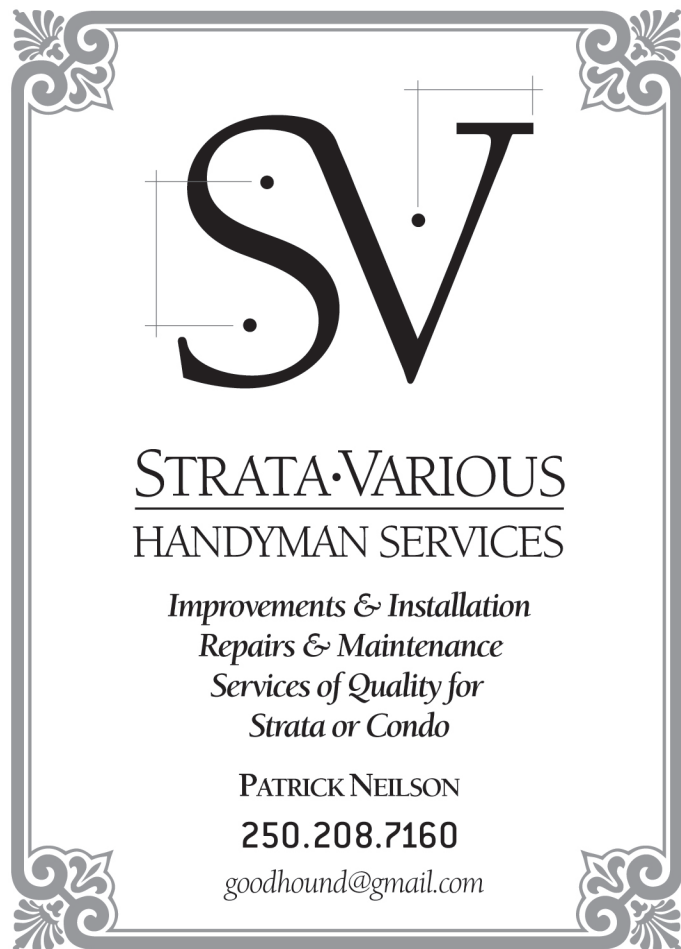
Daryl Jackson at (250) 920-0222
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*(Please note that VISOA does not guarantee or warranty the goods,
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Photo by Stan Coe

Members casting a unanimous vote for directors.

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