

MINUTES OF INFORMATION MEETING

STRATA PLAN LMS-3432

THE PARK

61 Owners attended an information meeting on Wednesday, November 5, 2008 at 6:00 p.m. in the Amenities Room of The Park to review the Building Condition Survey and townhouse investigations with Mr. Gilbert Larocque from Levelton Engineering.

Mr. Larocque presented a PowerPoint presentation to the owners identifying the critical areas on the tower requiring maintenance and minor repairs. Mr. Larocque recommended the strata corporation proceed with a maintenance project on the tower within the next fiscal year to prevent premature deterioration of the building materials, water ingress and related damages; and to maximize the longevity and integrity of The Park. Mr. Larocque advised the owners that several townhouse units have experienced moisture concerns around the patio doors and windows after completing the water testing. The engineers have recommended a global repair/replacement to the balcony membranes, patio doors and windows of the townhouses. Mr. Larocque presented photos of the numerous concrete cracks, efflorescence and concrete slabs and membrane deficiencies which should be attended to in order to prevent further corrosion.

Levelton Engineers recommended the strata proceed with the following maintenance repairs:

1. Tower Maintenance:

- (a) Sealant repairs
- (b) Window weather seal replacement, as required
- (c) Replace missing drain covers
- (d) Roof waterproof penetration repairs
- (e) Roof cap sheet membrane repairs
- (f) Additional drainage installed on north side walkway

Estimated cost - \$105,000.00

2. Parkade Concrete Slab:

Numerous areas of concrete cracks (active water ingress) and waterproofing coating deficiencies were observed during the review of the parkade area. Polycrrete Restorations completed an investigation and has recommended the existing cracks be repaired with epoxy injections and the waterproofing coating system in the drive aisles areas and garbage areas with suspended slab upper parking level, be re-coated with a high quality waterproofing coating system. The extent of the deterioration of the coating is typical for the coatings that are installed during new construction, where coating thickness is minimized to reduce cost.

If the remedial work is not undertaken to repair the existing cracks, water ingress will penetrate into the reinforced parking slabs, resulting in corrosion of the reinforced steel,

causing further cracking erosion of the concrete that will require extensive structural repairs. Polycrete submitted an estimated cost in the amount of \$80,000 plus GST to complete the recommended scope of work.

3. Townhouse: Mr. Larocque advised the owners that water testing was completed to five of the seven townhouse doors and balcony areas. Deterioration below the balcony door frames was discovered which the engineers concluded is due to the failure of the balcony membranes. The engineers completed a water test on the windows and discovered water penetrating through the frames into the owners' units on several units. The engineers have recommended the replacement of the balcony membranes (5 balconies per townhouse) and the windows and patio doors in the seven townhouses. The engineers completed water testing on the concrete planters and concluded that the planters were not the source of water ingress but have been identified to be shifting and sinking due to the weight, which could create membrane failures. The engineers have recommended re-configuring the concrete planter/railing assembly on the townhouse and/or modifying the existing cement planters during the townhouse repair project to deter from potential membrane failures.

Estimated cost of repairs - \$1,200,000.

Mr. Larocque recommended the strata corporation proceed with the maintenance and required repairs to protect the structural building components and extend the useful life of the existing components of the building.

The floor was opened for discussion with the following questions:

1. Can the repairs be phased over the next few years?

Answer: This is not a recommended approach:

- (i) The bulk of the expenses are the required repairs to the townhouse units and breaking up the project will most likely add substantially to the cost.
 - (ii) Contractors are reluctant to submit quotes for an extended project and warranties could become extremely complicated;
2. How will the work be monitored to ensure that the work is completed properly?

Answer: Levelton will be engaged to provide administration of the contract and visit the project at intervals appropriate to the progress of the construction to determine the quality of the work and determine if the work is proceeding in general conformity with the approved specifications.

The agent advised the owners that the council met with Mr. Larocque (Levelton Engineers) on several occasions to review the building condition survey, parkade slab review and townhouse investigations and have agreed that the maintenance plan and the identified repairs should be completed to help protect the structure of The Park. Not moving with a maintenance plan could result in adverse issues with the integrity of the structure. Several owners are experiencing water moisture problems with their townhouses which require immediate attention before the identified problems increase, which could prove more costly to the strata

corporation. In the long-run a well maintained building is perceived to be a better investment as it should have less expensive issues down the road.

A $\frac{3}{4}$ vote resolution will be presented to the owners at the Annual General Meeting to proceed with the recommended building maintenance plan and required repairs to the Tower, parkade concrete slab and townhouses, and engineering fees, with an estimated cost of \$1,450,000.

As a matter of financial convenience, the payment schedule has been spread out over a period of six months commencing on January 1, 2009 and ending on June 1, 2009.

IMPORTANT
(BUILDING CONDITION SURVEY)

Owners may contact VCS to obtain a copy of the Building Condition Survey and additional Townhouse Investigation Report.

Bunny Porteous
Vancouver Condominium Services Ltd.
#400 - 1281 West Georgia Street
Vancouver, B.C.
V6E 3J7
Telephone: 604-684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291/ Fax: 604-684-1539

BP/lc