

**Minutes of  
BOARD OF DIRECTOR'S MEETING**

**POINTS WEST RESORT**

**The Owner's Condominium Plan # 882 2999 and 892 2950**

**August 11, 2008**

**Edited by Vin Bhola, Condominium President**

**In Attendance:**

- Vin Bhola, , Melanie Bendinelli, Shari Gerleuk, John Cherweniuk ,
  
- James Penny - Sunreal Property Management Ltd.

**Absent:** Al Rosnau, Ken Sorensen, Tony Suberlak

- I. Vin Bhola called the meeting to order at 10:00 am.
  
- II. The Board discussed the minutes from the Board meeting held on July 13, 2008 and a motion was presented by Shari Gerleuk to approve the minutes.  
Seconded by Melanie Bendinelli.  
Motion carried.
  
- III. Reports from Sunreal Property Management Ltd.

James Penny distributed the Financial Statements dated August 8, 2008. The Board decided to table the approval of these statements until the next meeting when Mike Stevens has returned from vacation.

IV. Old Business

1. The Board discussed the repairs required to the pool leak and confirmed that work should begin towards the end of the season in the Fall. James Penny confirmed that the signage for the pool area has been ordered and is due to be installed before the return visit of the Health Inspector.
  
2. The Board discussed the possible installation of Shaw Cable in the Park for all Owners. Sunreal Property Management Ltd. confirmed that the hookups would be located either on or near the electrical posts at each unit. Vin Bhola stated that he would add this to the survey being sent to the Owners requesting their input. Due to the costs involved and the fixed term of one (1) year contracts the Board would like to determine demand for the service in order to make a decision on the financial feasibility of this installation.
  
3. Vin Bhola presented the final copy of the Corporation survey. The Board confirmed that the survey is now ready to be sent to all Owners with a stamped addressed return envelope.
  
4. Sunreal Property Management Ltd. confirmed that they are having difficulty obtaining quotes for the bathroom modernization due to the scope of work involved requiring various journey men. John Cherweniuk stated that he will obtain a quote for the sand blasting and re-covering of the walls and floor. The Board will request that Owners volunteer to help with the removal all wood components within the facility and have Sunreal Property Management Ltd. quote to install the metal doors to the shower cubicles and finishing on the

counter tops. On completion of this work a plumber will be required to install the new sinks, faucets and toilets.

5. Vin Bhola confirmed that the Owners handbook is now posted on the Corporation web site and is available to all Owners
6. The Board tabled discussion regarding the Capital Reserve Study until the next meeting.
7. Vin Bhola confirmed that following investigation into the claim from the previous Park Manager and Owner of Unit #61, that the Corporation does have outstanding payment for a 3 month period of shortfall payments. The total shortfall is \$510.00 which was due to a \$170.00 shortfall over three (3) months. The Park Manager's contract stated that the services performed would be paid at \$6650.00 per month and the invoices for payment stated the payment at \$6480.00 per month. A motion was presented by Vin Bhola to have the Corporation settle the outstanding balance of \$510.00.  
Seconded by John Cherweniuk.  
Motion carried.
8. Sunreal Property Management Ltd. confirmed that a caveat on Unit #41 has now been completed and sent to Alberta Land Titles for registration.

#### V. New Business,

1. James Penny presented the request from lot #98 for a two (2) week extension to produce the Town of Sylvan Lake permit to confirm that the lot does not have a more than 50% coverage. A motion was presented by John Cherweniuk to grant the extension until Friday 15 August, 2008.  
Seconded by Melaine Bendinelli.  
Motion carried.
2. James Penny confirmed that the quote for additional speed bumps to be installed and painted is \$587.00 per speed bump. The Board decided to table this discussion to the next meeting.
3. The Board discussed the requirement for a more comprehensive development permit process which will include a final inspection to confirm that all plans and dimensions itemised on the application have been completed as detailed and comply with the Corporation and Town of Sylvan Lake's guidelines and codes.
4. Vin Bhola confirmed that the playground equipment failed the inspection. Melaine Bendinelli confirmed that she will be heading a committee to rectify the failing components by hosting a volunteer day with Owner in the Spring to paint and repair the failing items.
5. Vin Bhola confirmed that the Health Inspector is now providing excellent reports for both the pool and Hot tub due to Maple Bay Maintenance's diligent efforts.
6. Melaine Bendinelli brought forward a request from the Owners to keep the pool open later in September. The Board confirmed that the pool is scheduled to be open until mid September and that any extension will be at an additional cost. This request will be discussed further at the next meeting due to the required maintenance due to the pool in the Fall.

VI. Next Meeting

The next meeting will be Sunday September 7, 2008 at 10:00 am in the onsite office.

VII. Adjournment - Meeting adjourned at 12:00 p.m.