

## Note from your strata council, Oct 26, 2014

Your strata council does not always meet monthly, we meet when there are items to discuss. However, we've had a number of informal meetings recently, (Alan, Martin, myself and others and several owners).

The major topic: GUTTERS!!

Due to poor roof design on the entry way over the duplexes, gutters have been problematic over entries since the strata was built. Recent heavy rains have highlighted problems. We knew that several gutters needed fixing. The problem is finding a competent worker or company to fix our gutters, which we have attempted to do since before the rains began.

Background:

Our last major work on gutters was done by a Vancouver contractor. He fell off a roof and injured his back badly and has since gone out of business.

There is only one contractor on the Coast who does the kind of work we need done: repair and some installation. All others have left or gone out of business. Martin and Alan have been repeatedly phoning them and others (including Tidal Gutters, currently working on the new school and with a list of 20 or so jobs lined up behind, and he only does new installations). I've phoned an off-Coast contractor that does work here, so far no reply.

Current efforts:

We have been diligent on your behalf, so far with little success. However, we persist and an estimate should be in shortly from the one company so far available to fix immediate problems. What we do know is that the work will cost us. So it may be that these costs will have to come out of this fiscal year's contribution to our Contingency Reserve Fund. (That is what this fund is for, anyway). We hope that this company can do the work reasonably soon and at a reasonable cost, but we are one in a long line of buildings that need gutter work done.

Please let us know in writing if you have any problems with gutters -- or anything else. We have a good community of people here who care about their homes and we are doing our best to see that it continues that way. We will continue to keep you informed.

Thank you for your patience,  
Anne,  
for Alan, Martin and your executive council.