

Strata VR 1591
1545 West 15th Avenue Vancouver, B.C. V6J 2G5
March 7, 2024

NOTICE OF SPECIALMEETING

To the Registered Owners Of Strata VR 1591
1545 West 13th Avenue, Vancouver B.C.
Strata Lots 1-15 District Lot 526 Strata Plan VR 1591

RE: Special Meeting of Strata Members

There will be a special meeting of the members of the Strata Corporation for Strata Plan VR 1591 **March 28,2024**
This meeting will be held by **Zoom, at 7:00 p.m.** and a link will be sent to you one week prior to the meeting.

In order to vote on this matter on Thursday, March 28, 2024, there must be a quorum present, which is 1/3 of the persons entitled to vote in person or by proxy. In our strata a quorum is 5.

You may vote in person or by proxy. A proxy form is attached to this mail.

The purpose of this Special Meeting is to vote on three matters:

1. Proceed with replacing the east side portion of the rear parking area pavement.
(As per the 2024 Strata VR 1591 recommended contractor S&S Paving – see attached paving contractor quotes).
2. Approval of a Special Member Assessment in the total amount of \$ 4900.00 as per Owner Unit Entitlement Schedule (see attached schedule / funds to be submitted by Monday, April 22, 2024).
3. Approve appointment of Michael Walsh to the 2024 Strata VR 1591 Council and position of secretary.

As noted above copies of the contractors quotes and the Owner Unit Entitlement Schedule are attached for your consideration and review in advance of the meeting.

Dated: March 7, 2024 and signed by
N Tom Heise
President of Strata VR 1591

Proposed Strata Unit Assessments: April 2024
East Parking Lot Re-Paving Project

Paving + 2 Curb Stops (S&S Paving) Total Quote = \$4830
Proposed Assessment Total = \$4900

Owner	Strata Lot	Suite #	Unit % Entitlement	Assessment Total*
Nicole Hunter	1	101	0.0902	\$442
Val Barrett / Roger Friesen	2	102	0.0647	\$317
Scott MacDonald	3	103	0.0661	\$324
Joe / Tessa Poole	4	203	0.0715	\$350
Surinder Mahal	5	204	0.0715	\$350
Tom / Shirley Heise	6	205	0.0485	\$238
Tom / Shirley Heise	7	206	0.0694	\$340
Tom / Shirley Heise	8	201	0.0688	\$337
Tom / Shirley Heise	9	202	0.0485	\$238
Merry Meredith	10	304	0.0736	\$361
Hannah Van Dijk	11	305	0.0765	\$375
Cameron Morgan	12	306	0.0483	\$237
Angelina Woof	13	301	0.077	\$377
Tom / Shirley Heise	14	302	0.0764	\$374
Jodi Fisher	15	303	0.049	\$240
				\$4900

*Note: Assessment totals are rounded to the nearest dollar.

**Strata Property Act
FORM A
PROXY APPOINTMENT
(OPTIONAL FORM)**

(Section 56)

Re: Strata Lot [strata lot number as shown on strata plan] of Strata Plan
..... [the registration number of the strata plan]

[Check only one box]

1 ☐ General proxy

I/We, [name(s)], the owner(s)/tenant(s)/mortgagee of
the strata lot described above, appoint [name of
appointee] to act as my/our proxy beginning [month day, year] until
..... [month day, year].

2 ☐ Proxy for a specific meeting

I/We, [name(s)], the owner(s)/tenant(s)/mortgagee of
the strata lot described above, appoint [name of
appointee] to act as my/our proxy at the annual or special general meeting to be held on
..... [month day, year].

3 ☐ Proxy for a specific resolution

I/We, [name(s)], the owner(s)/tenant(s)/mortgagee of
the strata lot described above, appoint [name of
appointee] to act as my/our proxy with respect to the following resolution at the annual or special general
meeting to be held on [month day, year].

[wording of resolution]

[voting instructions]

Limitations on Proxy, if any

[set out limitations]

Date: [month day, year].

.....
Signature of Owner/Tenant/Mortgagee

.....
Signature of Owner/Tenant/Mortgagee



S&S Asphalt Paving
#245 1231 Pacific Boulevard
Vancouver, B.C. V6Z 0E2
☎ (604) 290-8422
✉ sspaving@live.ca
GST#: 835321662RT0001

Name The Leicester

Date Feb 5th 2024

Address 1545 W 13th Ave, Vancouver, BC

Phone (778) 238-1976

Mobile _____

Email _____

Fax _____

ESTIMATE

Three Year Guarantee On Workmanship And Materials

We are pleased to submit a proposal to you as Contractor or Owner for furnishing all labour, materials and equipment required for the performance of the following work at:

1545 West 13th Ave

Description of Work:

Replacing 400 ft2 of backlane parking area

-Cut and remove asphalt, haul away

-Replace sub base with new road base, grade and compact

-Prep for new asphalt

-Pave with 3" hot compacted asphalt

Supply and install concrete wheel stops \$250+GST per stall (not included in total price below)

Total Area: _____

Other: _____

Gravel 3/4: _____

* Where unit prices are provided for estimated quantities, it is understood payment shall be made at the stated unit prices for the actual quantities of work performed, upon completion of the work. If the foregoing meets with your acceptance, kindly sign and return the attached copy. This estimate price is for **30 days**. This estimate may be subject to a price increase if and when there is an increase in asphalt prices, oil, gravel, etc. **We do our best to kill weeds, but cannot guarantee it 100%**

Total Price: **\$4100**

GST: **\$205**

Balance Due Upon Completion: **\$4305**

Accepted

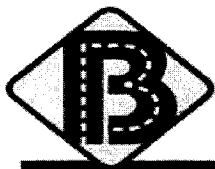
by Skylar

Dimitry

Cell 604-837-0963

Contractor or Owner

Estimator or Owner



BURNABY BLACKTOP LTD.

Residential, Commercial & Industrial Paving

Office: 778-855-0513 Fax: 604.436.7704
Email: info@burnabyblacktop.ca

BCCSA
CAR
CERTIFIED



Estimate/Contract

Estimate/Contract No: 87571

Date: 1/22/2024 12:00:00 AM

GST#: 808930861RT0001

Billing Address

The Leicester VR 1591
Joe Poole
778.238.1976
1545 West 13th Avenue
Vancouver, BC V6J 2G4

Job Address

1545 W 13th Ave
Vancouver, BC V6J 2G4

Estimator's Contact

Chris Alblas
chris@burnabyblacktop.ca
(778) 788-8522

Description

Amount

- to saw cut , excavate and dispose of asphalt surface (3" max depth) as outlined in picture for a total of approximately 385 ft2
- to supply and install compacted 3/4" road base as needed to achieve final grade for paving and best drainage on excavated areas
- to supply and install 3" of compacted UC-2 asphalt on prepped surface
\$ 4,420.00 plus gst

Option overlay

- to prep surface with SS-1 adhesive 370 ft2
- to supply and install 2" of compacted UC-2 hot asphalt mix on prepped surface 370 ft2
\$ 2,500.00 plus gst (as part of above scope)
\$ 3,100.00 plus gst (as seperate mobilization)

Option for parking stops

- to supply and install 2 x 7' long concrete pre-cast parking stops with rebar pins
\$ 500.00 plus gst

Note - planter boxes to be moved by customer . Or can be put aside by crew

- if a site locate of utilities is required based off of BC1 call results add \$ 250.00 plus gst to price

Subtotal: \$4,420.00
GST (5.00%): \$221.00
Total: \$4,641.00

Deposit Paid: \$0.00

This estimate is valid for 30 days from the date it was created. If this quote meets your approval, please let your estimator know so we can send the eContract for signing. Upon signing, a 50% deposit will be required for us to schedule the job. We thank you for your interest in our services.

****Please make cheques payable to: BURNABY BLACKTOP LTD. and mail to P.O. Box 81200, Burnaby, BC, V5H 4K2**



For Visa or Mastercard Payments, please call our Collections Team at 778.855.0513.

Please note that a 3% surcharge will be added for all credit card transactions

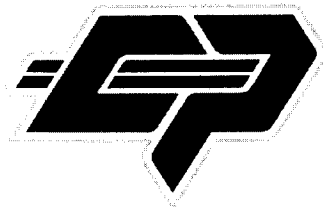
Send e-Transfers to accounting@burnabyblacktop.ca

Final payment will be due upon the completion of the project, Interest will be charged on unpaid account balances

Burnaby Blacktop Ltd. is not responsible for bad sub-base on all excavations of driveways or parking lots, unless specified in the contract. Burnaby Blacktop Ltd. will not accept liability where our products have been used for any inappropriate purpose. No warranty on soft base. Burnaby Blacktop Ltd. will not accept liability for tire marks, vegetation growth or root damage, acts of God or seismic activity. We are not responsible for water ponding or retention in surrounding areas of patching due to current grade. All asphalt excavations are priced at 3" removal. Our office/yard is located at Burnaby Blacktop Ltd. 4641 Byrne Road, Burnaby, BC V5J 3H6

*****Signing this estimate confirms that you agree with the pricing and terms mentioned. This will also serve as our formal contract*****

outstanding over 30 days at 3% per month (36% annually).



CURTISPAVING

THE CZAR OF TAR®

QUOTATION



TO JOE POOLE

1545 WEST 13TH AVENUE
VANCOUVER, BC V6J 2G4

QUOTE # 10370

DATE 16-Feb-24

PHONE (778)238-1976

ALT. PHONE

LOCATION 1545 W 13TH AVE, VANCOUVER

DESC. PARKING LOT REPLACEMENT

FAX

EMAIL JJOEPOOLE@YAHOO.COM

REMOVE AND DISPOSE OF AREA APPROX 400 SQFT
EXCAVATE AREA UP TO 5" DEPTH
LEVEL DIPS
SUPPLY AND INSTALL GRAVEL COMPACTED TO 2" (UP TO 4 TONNES)
GRADE AREA TO LEVEL
SUPPLY AND INSTALL ASPHALT COMPACTED TO 3"
SUPPLY AND INSTALL 2 WHEEL STOPS

\$8,175.00

ALL PRICES ARE SUBJECT TO APPLICABLE TAXES

IF PAYING BY CREDIT CARD, 4% WILL BE ADDED TO YOUR FINAL INVOICE TOTAL.

EVERYONE IN OUR COMPANY IS A SOLUTIONS PROVIDER. WE ARE COMMITTED TO ASSISTING OUR CUSTOMERS WITH UNIQUE AND INNOVATIVE ASPHALT IDEAS THAT WILL ENHANCE THE APPEARANCE AND VALUE OF THE PROPERTY.

EXTRA CHARGES

1. IF THICKNESS OF ASPHALT OR CONCRETE TO BE REMOVED IS GREATER THAN 3" , EXTRA CHARGES WILL APPLY. FOR EVERY INCH OF THICKNESS OVER 3", AN ADDITIONAL CHARGE OF \$0.50/SQ. FT. WILL BE CHARGED.
2. IF REBAR OR MESH MUST BE REMOVED, EXTRA CHARGES WILL APPLY AT \$350/HR.
3. CURTIS PAVING WILL ENSURE THAT THE ROAD BASE OF YOUR PROJECT WILL BE COMPACTED AND STABLE PRIOR TO THE INSTALLATION OF ASPHALT. LISTED ABOVE IS THE AMOUNT (TONNES) OF ROAD BASE THAT HAS BEEN ACCOUNTED FOR IN THIS QUOTE TO ENSURE THAT YOU HAVE AN ADEQUATE BASE. SHOULD EXTRA EXCAVATION (WITH THE USE OF A BOBCAT) BE REQUIRED, AN ADDITIONAL CHARGE OF \$150/TONNE OF REPLACEMENT ROAD BASE WILL BE ADDED TO THE INVOICE. THIS PER TONNE PRICE COVERS THE COST OF EXCAVATION, AS WELL AS THE COST OF SUPPLY, PLACEMENT AND COMPACTION OF THE ADDITIONAL ROADBASE.
4. EXTRA EXCAVATION MAY BE REQUIRED DUE TO, BUT NOT LIMITED TO, AN UNSUITABLE EXISTING BASE THAT IS DEEPER THAN 4 INCHES, EXISTING ASPHALT TO BE REMOVED THAT IS GREATER THAN 3 INCHES THICK , BURIED WOOD WASTE EXISTING UNDER THE CURRENT ASPHALT, OR A REQUIRED CHANGE IN GRADE DUE TO A CUSTOMER REQUESTED CHANGE.
5. EXCAVATION, OR ANY OTHER WORK THAT IS REQUIRED USING EQUIPMENT OTHER THAN A BOBCAT, WILL BE CHARGED AT B.C. ROAD BUILDERS HEAVY CONSTRUCTION ASSOCIATION BLUE BOOK PUBLISHED RATES. LABOUR WILL BE CHARGED AT \$65 PER HOUR PER PERSON.

THIS TENDER IS SUBJECT TO ACCEPTANCE WITHIN 30 DAYS AND TO THE SITE CONDITIONS BEING AS SPECIFIED IN ANY ENGINEERING DRAWINGS AND SPECIFICATIONS SUPPLIED BY THE CUSTOMER. UNLESS NOTED, WE HAVE MADE NO ALLOWANCE FOR EXCAVATION, SUB-BASE GRADING, DRAINAGE WORKS, WOOD OR CONCRETE CURBING, TESTING COSTS, CROSSING PERMITS OR FEES, FLAGGING AND TRAFFIC CONTROL, PARKING-STALL LINE PAINTING OR MAKING GOOD DAMAGE TO EXISTING PAVEMENT UNLESS OTHERWISE SPECIFIED. CURTIS PAVING (2003) ENT. INC. WILL BE PAID FOR ALL COMPLETED AND INVOICED WORKS WITHIN 30 DAYS UPON RECEIPT OF INVOICE.

THIS TENDER IS HEREBY ACCEPTED THIS.....DAY OF, 20.....

CUSTOMER

CURTIS PAVING (2003) ENTERPRISES INC. 118 BRIDGE ROAD, WEST VANCOUVER, B.C. V7P 3R2
PH: 604-922-2314 FAX: 604-983-2433 INFO@CURTISPAVING.COM CURTISPAVING.COM