

Tropical Haven Strata Plan No. 146

Executive Committee Resolutions made this 26 May, 2021

Noting that;


- The registered Strata Plan and Bylaws for Tropical Haven Strata 146 do not indicate that the windows and doors are common property
- Historically, any replacement of windows and doors has been the financial responsibility of the unit owner
- Financial reserves held by Tropical Haven Strata 146 are not sufficient to cover general replacement of doors and windows without a substantial increase of monthly strata fees or special assessment

The Executive Committee therefore resolves:


- As a point of clarification that financial responsibility for replacing windows and doors is not covered by the Strata and is the responsibility of the unit owners
- In accordance with Strata 146 Bylaws:

*Proprietors Obligations / 33.11 A proprietor shall not make any external alterations in the Strata Lot without the approval in writing of the Corporation to the plans and specifications thereof and make such alterations only in accordance with such plans and specifications when approved.*

Any such replacement or alterations to windows and doors shall follow the written policy which shall be issued by the Strata Committee.

  
Sarah Burton  
Chairperson

  
Moira Wright  
Secretary

  
Saul Langlois  
Member

  
Stefano Ferrero  
Member

  
Arthur Bogle  
Member