

**THE AQUARIUS
STRATA PLAN LMS 3903
1199 MARINASIDE CRESCENT
1111 MARINASIDE CRESCENT
198 AQUARIUS MEWS
189 DAVIE STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE
AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188
AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, JUNE 18TH, 2013 AT 10:00 A.M.**

IN ATTENDANCE

Michael Alexander
Dieter Kirste
Evert Gerretsen

Orval Wright
Vince Vincent
Brockton Macdonald

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.

Terry Li, Senior Strata Agent
Baldev Sondhi, Strata Agent

REGRETS

None

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council President, Mr. Michael Alexander, at 10:00 a.m.

2. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED**, to approve the minutes of May 21st, 2013, as presented and circulated.

3. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the six-month period ending May 31st, 2013. It was noted that the Strata Corporation currently has an operating surplus of \$56,786 and a balance of \$1,805,345 in the Contingency Reserve Fund. During the review, it was noted that a few of the GICs were maturing in the last week of June 2013. The Strata Agent was instructed to do a search for obtaining the best available rates offered by various financial institutions so that the GICs could be reinvested yielding the best interest rates.

Some other questions were asked by the Council Members that were answered by the Strata Agent. After discussion, it was **MOVED, SECONDED, and CARRIED**, to approve the financial statements for the six-month period ending May 31st, 2013, as presented.

The Council noted that the arrears continue to show improvement over previous months. However, the Strata Agent was instructed to follow up with those Owners with arrears.

4. **COMMITTEE REPORTS**

a) **Building Operations Report:**

Mr. Dieter Kirste, head of the Operations Committee, summarized some of the highlights related with Building Operations:

i. **Electric Vehicle Charging Station:**

A meeting with the Development Manager of Leviton (the company who installed the EV charging station), was held recently aiming to seek clarifications on some questions with regard to running of the station. After some discussion, it was **MOVED, SECONDED, and CARRIED**, to allow Residents to charge their electrical vehicles, if they have any, from this facility free of charge for the first year. The Council will evaluate the demand and the usage of this facility next year in order to formulate a policy on payment for usage of the EV station.

ii. **Hytec Water System/Pipe Repairs:**

Mr. Kirste noted that the Hytec water system was installed recently, and the system is up and running. The system was inspected by the City Inspector during and after the installation. The Council was informed that immediately after the water was turned back on, following the installation, a few pinhole leaks appeared; which were quite anticipated. Mr. Kirste expressed hope that installation of the system will contain the leaks and save the Strata money in future.

iii. **Building Envelope:**

The Strata reviewed a draft report submitted by RDH Building Envelope Consultants. It was noted that this report called for a more comprehensive report which would encompass the deficiencies in greater details. Keeping in view the length of time the whole process would take and complaints being received from Owners/Residents about the unsightly condition of the building from outside, it was **MOVED, SECONDED, and CARRIED**, to conduct a complete building wash along with cleaning of the windows. It was also noted that the quotes obtained in this regard had been reviewed by the Council last year and the amount to be incurred on building wash had been provisioned for in the budget.

iv. **Canada Geese on the Garden Level:**

Mr. Kirste advised the residents living on the 3rd floor garden level faced inconvenience emerging from nesting by Canada Geese. Although the problem is gone for now with the disappearance of the geese, the Strata will take proactive measures next year in order to prevent the situation from repeating.

v. **Parkade Membrane:**

A new membrane was applied to the ramp of the parkade on P1 recently. The lower side adjacent side shall be done shortly. The work was done in-house by the Maintenance Staff.

It was then **MOVED, SECONDED, and CARRIED**, to accept the Building Operations Report with thanks.

4. **COMMITTEE REPORTS – CONT'D**

b) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council that some Residents still do not sort their recyclables, and most times dump everything into the mixed container bins. Sometimes there is garbage and food waste mixed in with the recycling, as well, Residents are abandoning items in their parking stalls. Residents are reminded to follow the Strata's Bylaws when disposing of garbage and recyclables.

c) **Landscape Committee Report:**

Mr. Evert Gerretsen met with Paraspace to discuss the overgrown trees lining the west side of the Aquarius Mews outside of the social room. The landscapers are working on the process of obtaining permits from the City for removal of these trees. Council will be apprised of further developments in this regard.

d) **Recycling Report:**

The Council discussed the matter of recycling and garbage disposal in Tower 3. It was noted that Residents have been mixing their recycling and garbage together in the same garbage bin. Residents are reminded to sort their recyclables and garbage before disposing of them in the appropriate bins. Council noted that enforcement will be increased along with education in this regard.

It was then **MOVED, SECONDED, and CARRIED**, to accept the Building Committee reports with thanks.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **5th Floor Roof Repairs:**

The Council was advised that Inter Provincial Roofing Consultants are in the process of obtaining quotes on re-roofing/repairs to the 5th level roof. The Council will be notified of when the quotes are received for their review.

b) **Short-Term Rentals:**

The Strata Council, with the help of Residents, has identified a few Owners who are currently renting their units on a short-term basis. Infraction letters were recently sent to those identified units. The Strata Council thanked the Owners who assisted in identifying these units, and instructed the Strata Agent to send notices advising Owners that rentals of less than 30 days are in violation of both the City and Strata Bylaws. Owners, who wish to rent out their units on a shorter term, are advised to check the bylaws to ensure they are in compliance. The Strata will continue to make efforts in the direction of identification of such units.

c) **Bike Room Clean Out:**

Over 70 unidentified bicycles were removed on May 31st, 2013, by building staff, to free up needed space in the bicycle rooms. Residents had been previously notified to tag their bikes and after an extended time all the untagged bikes were removed to a central location in the building and kept in safe custody. The bikes will be retained until the end of August 2013, and will then be donated to charities and/or co-operative bicycle stores.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

c) **Bike Room Clean Out – Cont'd:**

Residents are requested to check the bike room where their bike is normally stored and if missing, contact the Concierge.

6. **NEW BUSINESS**

a) **Strata Insurance:**

The Strata Council was advised that the insurance for the Strata is up for renewal with BFL.

b) **Balcony Surfaces:**

The Strata Council discussed the issue of Owners/Residents intending to cover their balcony surfaces. The Council agreed that a set of instructions on the type of covering in accordance with RDH recommendations should be given to the Residents. The Council will work on such recommendations and inform the Residents in due course.

c) **Request to Install Hot Tub:**

The Strata Council reviewed a request from a penthouse Owner at 189 Davie Street for the installation of a hot tub on his deck in compliance with Strata Bylaws. After a brief discussion, the Strata Agent was instructed to contact Building Envelope Engineer to obtain his opinion before permission can be granted.

d) **Pipe Insulation:**

The Council reviewed a quote from Tight Contracting to insulate the pipes installed with the water treatment system. After a brief discussion, it was **MOVED, SECONDED, and CARRIED**, to approve the quote to install fiberglass pipe insulation to these pipes.

e) **Garage Door Operator:**

The Council reviewed a quote for installation of a new door operator system on the lower garage gate going into P2. The installation of such a system will reduce maintenance costs. After a brief discussion, it was **MOVED, SECONDED, and CARRIED**, to approve the quote subject to verification of the efficiency of such a mechanism from two independent sources.

7. **CORRESPONDENCE**

The Strata Council reviewed correspondence received during the month and instructed the Strata Agent to respond accordingly. Correspondence received included a request to install a hot tub and a response to a smoking complaint. One Owner was fined for repeated noise infractions while another was warned. One Owner was fined for violating the rental restriction bylaw and another one for letting his/her guests throwing items over the balcony. There was a fine imposed for improper disposal of garbage.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office

7. **CORRESPONDENCE – CONT'D**

at 6th Floor-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by email to bsondhi@ranchogroup.com.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

It was **MOVED, SECONDED, and CARRIED**, to instruct the Strata Agent to issue warnings and fines as per the discussion at the meeting.

8. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting**, and has been scheduled for **Tuesday, August 20th, 2013, at 10:00 a.m.** in the meeting room of Club Aquarius, 188 Aquarius Mews, Vancouver. The Council has decided to take a break for the month of July 2013.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED**, to terminate the meeting at 12:30 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent
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RANCHO'S INTERNET SITE

Please be advised we have recently launched myRanchoStrata, wherein each Owner now has an individual log-in to view minutes, notices, and other strata-related documents online for the strata at which they own a unit. As such, if you have not registered yet for your individual log-in, please go to www.ranchovan.com and click on "Register Now for your new Log-in". Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.