

**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, MAY 21ST, 2013 AT 10:00 A.M.**

IN ATTENDANCE

Michael Alexander
Dieter Kirste
Evert Gerretsen

Orval Wright
Vince Vincent

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.

Terry Li, Senior Strata Agent

REGRETS

Baldev Sondhi, Strata Agent
Brockton Macdonald
Rick Bleiker

GUESTS

Agent to the Owners of Strata Lot 284

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. **RESIGNATION OF STRATA COUNCIL MEMBER**

It was noted that Mr. Rick Bleiker has resigned from the Strata Council due to the fact that he has sold his strata lot. The Council Members in attendance thanked Mr. Bleiker for his years of volunteer work on the Strata Council. His work was greatly appreciated, and he will be missed.

3. **GUEST SPEAKER**

Mr. Chipman, the agent to the Owners of Strata Lot 284, attended the meeting to address a second smoking complaint received against the unit. The first complaint was received in November 2012. Mr. Chipman stated that the Tenants of the unit occasionally smoke and that he has spoken to them in this regard. The Tenants admit that they do smoke once or twice per day, though not very often, as they are not home all the time. Mr. Chipman advised the Tenants that there will be consequences, should a verified complaint be received. The Tenants requested to speak to the complainant about the issue; however, the complainant did not accept the request. Mr. Chipman advised the Tenants to no longer to smoke on the balcony, but instead go downstairs to a designated smoking area should they choose to smoke.

3. **GUEST SPEAKER – CONT'D**

After a brief questions and answer period, Mr. Chipman was thanked for his attendance and then excused from the remainder of the meeting.

4. **ADOPTION OF MINUTES**

The Council reviewed the previous meeting minutes, dated April 16th, 2013.

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED**, to approve the minutes of April 16th, 2013, as presented.

5. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the five-month period ending April 30th, 2013. It was noted that the Strata Corporation currently has an operating surplus of \$29,742, and a balance of \$1,781,874.10 in the Contingency Reserve Fund.

During review of the Statements, some questions were asked by the Council Members that were answered by the Strata Agent. The Council would like a further break down of Recycling Category 6274, and also requested that the Strata Agent review the electricity consumption for February 2013.

After discussion, it was **MOVED, SECONDED, and CARRIED**, to approve the financial statements for the five-month period ending April 30th, 2013, as presented.

The Council noted that the arrears have improved greatly and instructed the Strata Agent to follow up with those Owners with arrears.

6. **COMMITTEE REPORTS**

a) **Building Operations Report:**

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

i. **Electric Vehicle Charging Station:**

The EV (Electrical Vehicles) charging stations have now been installed in the visitor parking area, however, the Building Operations Committee still need to come up with a method of billing users. The Strata Agent will contact various agencies to inquire as to what the proper billing method should be. It was noted that the Strata Council cannot bill for electricity, but merely recapture the expense from Owners who use the Strata Corporation's electricity. A flat fee as well as tokens for electrical charge usage were discussed. The Building Operations Committee will review this in greater detail and will make recommendations to Council at the next meeting.

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

Mr. Kirste noted that the pipe repairs should only be conducted on a need-to-be basis. With the Hytec water system being installed shortly, the Strata Corporation

6. **COMMITTEE REPORTS – CONT'D**

a) **Building Operations Report – Cont'd:**

ii. **Hytec Water System/Pipe Repairs – Cont'd:**

will save money by just making temporary repairs to the pipes to give the Hytec water system an opportunity to work.

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

b) **Parkade Committee Report:**

Mr. Orval Wright noted that the parkade membrane repairs were conducted from the main visitor parkade level to the down ramp of the second visitor parkade. The parkade membrane repairs shall continue and Residents will be notified accordingly.

c) **Landscape Committee Report:**

Mr. Evert Gerretsen met with Paraspace to discuss the overgrown trees lining the west side of the Aquarius Mews outside the social room. The landscapers met with the City, and they agree that the trees are too close to the building; however, the City will require an updated arborist report before further action can be taken. A quote was presented to the Strata Council from Paraspace.

After discussion it was **MOVED, SECONDED, and CARRIED**, to proceed with the hiring of an arborist. Should the trees be removed, the membrane beneath the planter will also be reviewed and examined at the same time.

The Council Members then thanked Mr. Gerretsen for his report.

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.

After discussion, it was **MOVED, SECONDED, and CARRIED**, to commence enforcement for the bylaws and issue fines as need for Residents who are not disposing of their garbage and recycling in the correct manner.

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

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

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

Mr. Kirste advised Council that Interprovincial Roofing Consultants attended the Aquarius building and will prepare two options for the 5th floor roofing replacement to

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

a) **5th Floor Roof Repairs – Cont'd:**

the Strata Council. One option is to conduct the replacement all at once, and the other is to conduct the replacement in stages. However, during the review it was noted that the water feature on the 5th level roof does have a membrane, and there is water underneath this membrane. Therefore, the Council has instructed the Strata Agent to obtain two options to replace the roof's water feature. The first option is to replace and repair the membrane and fill it with water. The second option is to replace the water feature entirely with a non-water feature option such as a Zen garden. The issue will be discussed further once the options and quotes have been received from Interprovincial Roofing.

b) **Building Envelope Condition Assessment:**

RDH Engineering submitted their review of the maintenance of the exterior building envelope, however, more time is required in order to review the report. The Council Members will review the report in detail, and the issue will be brought up for further discussion at the next Building Operations Committee meeting in June.

c) **Short-Term Rentals:**

The Strata Council, with the help of Residents, have identified various units who are currently conducting short-term rentals. Rentals less than 30 days are considered to be short-term rentals. Therefore, these units will be sent notices of infraction, and may be fined in accordance to the Strata's bylaws. The Council thanked the Owners who assisted the Strata Council in identifying these units.

8. **NEW BUSINESS**

a) **Remedial Work on AQ-1 Balconies by Alumni:**

Alumni Restorations previously attended the building to conduct minor deficiency work on the Tower-A elevation, which was done approximately two years ago. Further remedial work will commenced during the week of May 21st, 2013 and will last for approximately one week.

9. **CORRESPONDENCE**

The Strata Council reviewed correspondence received during the month and instructed the Strata Agent to respond accordingly. Correspondence received included a request to tile the balcony, a smoking complaint, noise complaints, a requested to modify common property, Hytec water concerns, etc.

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 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

9. **CORRESPONDENCE – CONT'D**

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.

10. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting**, and has been scheduled for **Tuesday, June 18th, 2013, at 10:00 a.m.** in the meeting room of Club Aquarius, 188 Aquarius Mews, Vancouver.

11. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED**, to terminate the meeting at 12:15 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent
Rancho Management Services (B.C.) Ltd.
6th Floor-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS3903
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)
Direct Line: (604) 331-4281
Email: bsondhi@ranchogroup.com

COMMUNICATION

Under the Strata Property Act, Strata Agents work for the Owners of the Strata Corporation. When selling your unit, the Strata Agent may only communicate with the Owner or the Seller's Agent upon presentation of the written verification of such a relationship.

Due to privacy reasons, the Strata Agent cannot communicate information about the Strata Corporation or your strata lot with potential purchasers or the agents for the purchasers without written authorization from the Strata Lot Owner. All questions or concerns should be directed to the Strata Lot Owner or the Strata Lot Owner's agent.