

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

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**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, APRIL 16<sup>TH</sup>, 2013 AT 10:00 A.M.**

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**IN ATTENDANCE**

Michael Alexander  
Dieter Kirste  
Evert Gerretsen

Rick Bleiker  
Vince Vincent  
Brockton Macdonald

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS**

Orval Wright

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**

The Council reviewed the previous Council Meeting minutes dated March 19<sup>th</sup>, 2013.

It was noted that under section 7 (a) under 'New Business', the second sentence should be amended to read as "The Council discussed the possibility of using this area for *additional* storage lockers."

There being no other errors or omissions, it was **MOVED, SECONDED, and CARRIED**, to approve the minutes of March 19<sup>th</sup>, 2013, as amended.

3. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the four-month period ending March 31<sup>st</sup>, 2013. It was noted that the Strata Corporation currently has an operating surplus of \$27,731, and a balance of \$1,815,353 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 reviewed a list of GIC rates offered by various financial institutions. After some discussion, it was **MOVED, SECONDED, and CARRIED**, to

3. **FINANCIAL REPORT – CONT'D**

invest the excess amount lying in the Contingency Bank Account in GICs for a term of two years at the best available rates.

It was then **MOVED, SECONDED, and CARRIED**, to approve the financial statements for the period ending March 31<sup>st</sup>, 2013, as presented.

The Council also reviewed a list of arrears and instructed the Strata Agent to follow up on the outstanding accounts.

4. **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:**

Mr. Kirste advised the Council that two EV (Electrical Vehicles) charging stations have been installed in the lower visitor parking area. The program that is sponsored by LiveSmart of BC Environment provides incentives of up to \$4,500, or 80% of the cost of installation per station. A total amount of \$13,228 has been spent by the Strata Corporation on this installation. However, the \$9,000 incentive on the two charging stations shall be received back from LiveSmart. Further formalities are being worked out before the stations can be ready for use. Owners will be kept informed in this regard.

ii. **New Intercom System:**

The intercom system has now been installed, and the final touches are being given.

iii. **Pool Deck Repairs:**

The deck tile repairs in the pool and change rooms is currently underway and is expected to be complete in a few days. Notices have been posted advising Residents in this regard.

iv. **Bike Room Audit:**

The Council was advised that the maintenance staff is in the process of notifying Owners to mark their bicycles in an effort to identify the abandoned bikes in all of the bike storage rooms.

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

b) **Parkade Committee Report:**

There was no report for the month.

4. **COMMITTEE REPORTS – CONT'D**

c) **Landscape Committee Report:**

Council discussed the overgrown trees lining the west side of Aquarius Mews, outside the Social Room. The tall trees are damaging the integrity of the building envelope, and their long roots may be trying to penetrate the membrane of the parkade below. Wild animals are also climbing these trees and gaining access to Owners' patios. Paraspace Landscaping will be contacted for a proposal for cutting the trees down. The City will also be contacted for permit requirements.

d) **Recycling Report:**

The Council discussed the matter of recycling waste such as electronics and electric/battery operated items. After some discussion, it was agreed that only authorized companies who are members of the Recycling Corporation of BC be contacted. Council Member, Mr. Brock Macdonald, has volunteered to write a policy regarding the approved vendors who are authorized and may be contacted in this regard.

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

a) **Special General Meeting:**

The Strata Council reviewed the resolutions to be presented at the forthcoming SGM, scheduled for May 8<sup>th</sup>, 2013. The two resolutions that will be discussed at the meeting are the installation of a Hytek Water Management System aimed to minimize the pinhole leaks from the domestic water circulation pipes, and the second on an addition to Strata's bylaws regarding short-term rentals.

b) **5<sup>th</sup> Floor Roof Repairs:**

Mr. Kirste advised the Council that a meeting with a representative of Inter Provincial Roofing consultants was held with the Operations Committee Members. Options to address the roofing issues on the 5<sup>th</sup> floor were discussed. After some discussion, it was **MOVED, SECONDED, and CARRIED**, to engage the services of Interprovincial Roofing Consultants and obtain a proposal in this regard. The roofing consultants will be asked to draw up specifications and invite competitive bids from contractors to undertake the job, with two options of either replacing the roof in stages or replacing it all at once.

6. **CORRESPONDENCE**

The Strata Council reviewed correspondence received during the month and instructed the Strata Agent to respond accordingly.

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 6<sup>th</sup> Floor-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

6. **CORRESPONDENCE – CONT'D**

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.

7. **NEW BUSINESS**

a) **Elevator Outage in Villas (1111 Marinaside):**

For fire safety, Residents can always use emergency stairs to exit the building from their floor. However, Residents are not able to walk up the emergency stairs because the doors lock from the stairwell side for security reasons. The single elevator in Villas was recently out of service for 1.5 hours, and during that time, Residents could not to gain access to the levels of their suites. To mitigate this inconvenience in future, the Council directed staff to modify the stairwell locks in one stairwell. In the future during an elevator outage, the Concierge will unlock the doors from the stairwell side so that Residents will be able to access their floors via the stairs. Once the elevator has been repaired, the Concierge will re-lock the stairwell. This will ensure that the doors continue to provide fire security. Notices will be delivered to each of the Villa Residents, and signs will be placed on the safety exit doors so that Residents will know which stairway they may ascend during an elevator outage.

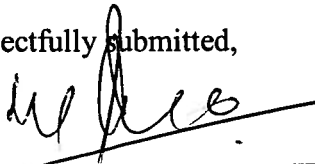
8. **NEXT MEETING**

The next meeting will be a **Special General Meeting**, and has been scheduled for **Wednesday, May 8<sup>th</sup>, 2013, at 7:00 p.m. in the Roundhouse Community Centre - Performance Center at 181 Roundhouse Mews, Vancouver**. Notices in this regard have been sent to all Owners.

9. **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,



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Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
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Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

## **INSURANCE**

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (i.e. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.