

**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, OCTOBER 15<sup>TH</sup>, 2013 AT 10:00 A.M.**

---

**IN ATTENDANCE**

Michael Alexander  
Dieter Kirste  
Evert Gerretsen

Orval Wright  
Brockton Macdonald  
Vince Vincent

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

Terry Li, Senior Strata Agent

Baldev Sondhi, Strata Agent

**REGRETS**

None

**GUEST ATTENDANCE**

Owner of Strata Lot 29

1. **CALL TO ORDER**

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

2. **OWNER ATTENDANCE**

a) **Owner of Strata Lot 29:**

The Owner of Strata Lot 29 attended the meeting to discuss a letter of infraction issued against the unit in regards to short-term rentals, and to dispute the decision of the Strata Council. After a brief question and answer period, the Owner was informed of the evidence that the Strata Council had obtained, which the Council's decision was based upon. The Owner requested further details in this regard and was assured that such details would be provided to her, in due course. The Owner was then thanked for her attendance and was excused from remainder of the meeting.

3. **ADOPTION OF MINUTES**

The Council reviewed the minutes of the previous Council Meeting, held on September 4<sup>th</sup>, 2013.

There being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of September 4<sup>th</sup>, 2013, as presented and circulated.

4. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the nine-month period ending August 31<sup>st</sup>, 2013. It was noted that the Strata Corporation currently has an Operating Surplus of \$84,289 and a balance of \$1,865,525 in the Contingency Reserve Fund. Some further questions were asked by the Council Members, which were answered by the Strata Agent.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the periods ending August 31<sup>st</sup>, 2013, as presented.

The Council also reviewed the statement of arrears and instructed the Strata Agent to follow up with those Owners with arrears.

5. **COMMITTEE REPORTS**

a) **Building Operations Report:**

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

i. **Building Envelope:**

Mr. Kirste advised the Strata Council that a few membrane leaks to the 3<sup>rd</sup> Floor Townhouse patios have been experienced in the past, and there is likelihood that further leaks of this nature will reoccur. The RDH Building Envelop Report was reviewed and the Committee recommended following up on the findings of the Report. The option to address the building envelope deficiencies in sections over time would be advisable.

After some discussion, it was agreed that a meeting with RDH be held to discuss the nature of repairs and the costs involved so that the matter can be taken to the General Ownership for approval of expenditures.

ii. **Camera Security Network:**

Mr. Kirste reviewed a quote obtained from Fraser Valley Controls to install an IP infrastructure and cameras in the building. Mr. Kirste noted that it is important to link all the Towers to a new fiber optic cable in order to lay down the groundwork, which can be used later for installation of surveillance cameras.

After some discussion, it was **MOVED, SECONDED, and CARRIED** to approve the quote at a price of \$22,300, plus taxes.

iii. **Loading Pathway to Restaurant in P1:**

Mr. Kirste noted that the past attempts to clean up the membrane pathway leading from Commercial double-doors in the P1 area to the restaurant ramp has eluded solutions thus far. This area is being used by the Commercial Suppliers to haul their merchandise to the restaurants. The Commercial Strata has agreed to redo this area with a black membrane to delineate a pathway. All the expenses will be undertaken by the Commercial Strata.

5. **COMMITTEE REPORTS – CONT'D**

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

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

b) **Parkade Committee Report:**

i. **Parkade Membrane:**

Mr. Orval Wright, head of the Parkade Committee, noted that there are some areas in the parkade where the membrane is breaking up, as well as cracks in a few walls that will need to be attended to.

ii. **Garbage and Recycling:**

It was noted that there are still some Residents that do not sort and place their garbage and recycling items in the proper bins. Plastic, glass, and tin containers should also be rinsed before being thrown away, and should not contain food or liquid; which could leak and contaminate the blue bins or other items in the garbage trucks. Furthermore, all paint cans, light bulbs, batteries, and/or electrically operated items that are broken and need to be recycled are to be removed from the complex, by the Resident, and should be delivered to an authorized Encorp location. Mr. Wright noted that he had met with the manager of the Depot and will further discuss with him the most cost effective ways to dispose of such items.

c) **Landscape Committee Report:**

Mr. Evert Gerretsen reviewed with Council the Landscaping Maintenance Proposal for the upcoming year, as obtained from ParaSpace. Mr. Gerretsen went over the proposal, line by line, and recommended renewal of the contract through Paraspace.

After a brief discussion, it was **MOVED, SECONDED, and CARRIED** to accept the proposal at a cost of \$35,240, inclusive of taxes. The contract shall run for the duration of December 2013 to November 2014.

d) **Recycling Report:**

Mr. Alexander reported that the Organics Recycling is proceeding very well. The Organics Recycling bins at 1199 Marinaside and 1111 Marinaside have been consistently running at full capacity. As more and more Residents start subscribing to the program, the Strata will be able to save on landfill costs in future.

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

a) **Short-Term Rentals:**

In order to seek clarifications from Strata's Lawyer on the matter of short-term rentals, it was **MOVED, SECONDED, and CARRIED** to delegate Ms. Dianna Waggoner, an Owner at the Aquarius, to speak and consult with the Lawyer on the Strata's behalf. Ms. Waggoner, who possesses a legal background, volunteered to help Strata in this regard.

7. **NEW BUSINESS**

No new business was discussed at the meeting.

8. **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).

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.

9. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting**, and has been scheduled for **Tuesday, November 19<sup>th</sup>, 2013, at 10:00 a.m.** in the meeting room of Club Aquarius, 188 Aquarius Mews, Vancouver.

10. **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  
Rancho Management Services (B.C.) Ltd.  
6<sup>th</sup> 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](mailto:bsondhi@ranchogroup.com)

**SECURITY**

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.