

**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 WEDNESDAY, SEPTEMBER 4<sup>TH</sup>, 2013 AT 10:00 A.M.**

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**IN ATTENDANCE**

Michael Alexander  
Dieter Kirste  
Evert Gerretsen

Orval Wright  
Brockton Macdonald

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

Terry Li, Senior Strata Agent

Baldev Sondhi, Strata Agent

**REGRETS**

Vince Vincent

**GUEST ATTENDANCE**

Owner - Strata Lot 400

Luke Briggs - Fujitec

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. **GUEST ATTENDANCE**

a) **Owner of Strata Lot 400:**

The Owner of Strata Lot 400 attended the meeting to respond to a letter of infraction that was issued against his unit. After a brief question and answer session, the Owner was advised that the Council's decision on the matter shall be communicated to him shortly. The Owner was then thanked for his attendance and excused from the remainder of the meeting.

b) **Luke Briggs – Fujitec:**

Mr. Luke Briggs - Account Manager for Fujitec, was invited to the meeting by the Strata Council to provide insight on the repetitive failure of one of the elevators at 1199 Marinaside. He explained various reasons for the failures and answered multiple questions from the Council Members. Mr. Briggs assured the Council that every effort will be made to ensure that prompt service to the elevators is provided at all times. The Council then thanked Mr. Briggs for his attendance before excusing him from the remainder of the meeting.

3. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of June 18<sup>th</sup>, 2013, as presented and circulated.

4. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the periods ending June 30<sup>th</sup> & July 31<sup>st</sup>, 2013. It was noted that the Strata Corporation currently has an Operating Surplus of \$105,240 and a balance of \$1,821,804 in the Contingency Reserve Fund. Some further 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 periods ending June 30<sup>th</sup> & July 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. **5<sup>th</sup> Floor Re-Roofing:**

Inter Provincial Roofing Consultants was invited to the last Building Operations Committee meeting, to assist in the review of bids submitted by five different contractors for the 5<sup>th</sup> Floor re-roofing. After a brief discussion, the Committee elected to agree with the Consultant's recommendations on the bid submitted by Hunter Roofing.

The matter was put to vote, and it was **MOVED, SECONDED, and CARRIED** to approve of the bid submitted by Hunter Roofing. However, as the work can only be undertaken after final approval by the General Membership, the matter shall be brought forth at the next Annual General Meeting, this coming spring.

The Strata Agent was instructed to contact Hunter Roofing in the meantime to confirm variances in costs, if any, and will compile a final list of approximate costs so that a resolution may be prepared and presented to the Owners at the forthcoming AGM.

ii. **Patio Maintenance:**

A memo with tips on patio maintenance, for those units with patios - not balconies, was distributed to all Residents. This memo was distributed as a proactive measure aiming towards preventing any possible leaks from occurring on patios due to improper maintenance. Residents of such patio-units are kindly asked to adhere to the tips provided in this memo. The Maintenance Staff shall schedule servicing of the patios, in due course; Residents will be notified prior to such time.

5. **COMMITTEE REPORTS – CONT'D**

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

iii. **Parkade Membrane Repairs:**

Repairs to the damaged parkade membrane in the underground P2 parkade will be conducted in the month of September.

iv. **Hytec Water Management System:**

Mr. Kirste advised the Council that the Strata has not experienced any pin-hole leaks from the pipes since the Hytec System was installed. The Strata is being informed of the performance/efficacy of the system on an on-going basis by the Water Management Company.

v) **EVC Charging Station:**

The Council was advised that two Electric Vehicle Charging stations were installed, and are now fully operational. Two parking spots in the lower visitors' parking area have been reserved to allow Residents to charge their electric vehicles; the parking spots are painted in green. Residents are encouraged to make use of this facility, and may contact the Concierge with any questions.

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

b) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council that some Residents are inappropriately placing items in the recycling areas and other hidden spots to avoid paying disposal costs.

Many plastic and glass containers in the blue recycling bins are not properly rinsed and contain food and/or liquids that could contaminate the recycling bins. These containers also interfere with the recycling truck compartments when the bins are emptied, as the glass containers break or pressure pops the plastic lids when compacting the load in the truck.

It was noted that many of the items placed in the garbage bins are recyclables; and since beginning of the year, about 300 garbage bags full of soft plastic were disposed of through the Recycling Company.

c) **Landscape Committee Report:**

Mr. Evert Gerretsen advised the Council that Paraspace Landscaping has obtained the permits from the City of Vancouver to remove the trees along the Aquarius Mews lining the outside the Billiards Room. A proposal from the landscaping company, which will include planting of the new trees, is expected shortly; after which, the work shall commence.

d) **Recycling Report:**

Mr. Alexander reported that organics recycling is proceeding very well. The organics recycling bins at 1199 Marinaside and 1111 Marinaside have been full each week, as is

5. **COMMITTEE REPORTS – CONT'D**

d) **Recycling Report – Cont'd:**

the bin for 198 Aquarius Mews. This means that approximately 2,800 to 3,000 pounds of material each month are being diverted from the landfill (with a concurrent reduction in the Strata's landfill disposal costs), and are instead being sent to a composting facility to become new soil for farms in the Lower Mainland. Mr. Alexander noted that Aquarius is a leader in this regard, and urged Residents to join in the organics recycling program. Simple instructions and information on the program are available from the Concierge.

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

a) **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 that were sent to those Owners were reviewed by the Council. It was noted a list of units that are being advertised online as short-term rental suites has been compiled, and further infraction letters will be issued to those units who continue to be in violation of the bylaws. The Strata Council wishes to remind such Owners that fines for violating the bylaws will be levied, each week, should the Strata determine that contravention is ongoing.

The Strata's bylaws in this regard, read as follows:

*44.2. A rental of a strata lot or portion thereof must be for a minimum of one month.*

*44.3. Where an owner rents or leases his or her strata lot in contravention of bylaw 44.2, the strata corporation is entitled to impose a fine of \$500.00, and may impose such fines for a continuing contravention every seven days.*

7. **NEW BUSINESS**

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

The Strata Council reviewed a request from a Penthouse Owner at 1111 Marinaside to install a hot tub on his deck, which would be in compliance with Strata Bylaws. After a brief discussion, it was **MOVED, SECONDED, and CARRIED** to accord approval, subject to the Owner submitting a report from the Structural Engineer on the adequacy of its installation, an appropriate Insurance Certificate, and his undertaking that the pump system for the hot tub will be adequately isolated to prevent any humming or other sounds reaching the Residents living below.

8. **CORRESPONDENCE**

The Strata Council reviewed correspondence received during the month and instructed the Strata Agent to respond accordingly. Correspondence received included a request for a hot tub installation and an Owner's response to a smoking complaint. Fines were issued for repeated noise infractions, improper disposal of garbage, violations to the rental restriction bylaw, and throwing items over the balcony.

8. **CORRESPONDENCE – CONT'D**

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.

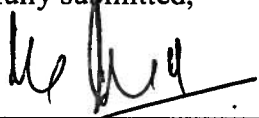
9. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting**, and has been scheduled for **Tuesday, October 15<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 1:10 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)

**STRATA FEES/PRE-AUTHORIZED DEBIT**

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604-331-4257. Owners who are not yet on the Pre-Authorized Debit (P.A.D.) Program should contact the same number to obtain a form. The P.A.D. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.