STRATA CORPORATION LMS2995-MARINA POINTE
THE WATERWORKS
YALETOWN LTD. EDITION
LANDMARK 33

MINUTES OF THE STRATA COUNCIL MEETING AND OF THE RESIDENTIAL EXECUTIVE MEETING OF THE OWNERS OF MARINA POINTE, STRATA PLAN LMS2995, HELD IN THE MEETING ROOM, 1009 EXPO BOULEVARD, VANCOUVER, BC, ON TUESDAY, MARCH 21st, 2006 AT 6:30 P.M.

IN ATTENDANCE:
Barry Ferguson, President, Maintenance, and Building Staff Committee
Jolayne Fournier, Secretary, Landscaping & Housekeeping Committee, Social Committee, Vice President
Robert Paterson, Treasurer
Mark Greenberg, H20/Amenity Supervisor
Lawrence Keenan, Member at Large (Commercial Section Representative)
Kathy Hermanson
Irfan Rehmanji

Representing Rancho Management Services (B.C.) Ltd. ("Rancho"):
Chris Sargent, Senior Property Manager
Gus Ramirez, Property Manager

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:40 p.m.

It was noted that the February 21st, 2006 Strata Council Meeting did not take place due to the fact that a quorum was not present.

2. **APPROVAL OF AGENDA**

Council reviewed the proposed agenda for the Council Meeting. Thereafter, a number of items were added under new business and it was **MOVED, SECONDED,** and **CARRIED** to approve the agenda as amended and presented.

3. **APPROVAL OF PREVIOUS COUNCIL MEETING AND RESIDENTIAL EXECUTIVE MEETING MINUTES**

Council reviewed the minutes of the Strata Council Meeting held on January 24th 2006. There being no errors or omissions, it was **MOVED, SECONDED,** and **CARRIED** to approve the Executive/Strata Council Meeting minutes of January 24th, 2006 as presented.

4. **FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the Residential/Commercial and Joint sections for the periods ending December 31st, 2005 and January 31st, 2006. A detailed review ensued with regards to the revenues and expenses as of January 31st, 2006.

4. **FINANCIAL REPORT – CONT'D**

a) **Accounts Receivable:**

Rancho presented to the Strata Council an up-to-date accounts receivables list. Rancho informed Council that ongoing measures are being taken to collect the outstanding amounts currently owed to the Strata Corporation.

After further discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the financial statements for the period ending December 31st, 2005 and January 31st, 2006 as presented.

5. **JOINT/RESIDENTIAL ISSUES**

a) **Property Management Report:**

Rancho presented to Council a report pertaining to the status of work that is currently in progress or that has been completed throughout Marina Pointe.

b) **Security/Concierge Services:**

As per instructions given at the previous Council Meeting, Rancho informed the Strata Council that effective March 1st, 2006, the Head Concierge, Simon Lai, along with two other employees has been retained as direct employees of the Strata Corporation for the purpose of providing concierge services. Furthermore, effective March 1st, 2006, Genesis Security has been hired for carrying on the nightly security services at Marina Pointe during the hours of 10:00 p.m. to 6:00 a.m. from Monday thru Sunday.

As per instructions given at the previous Council Meeting, Rancho presented to the Strata Council a detailed concierge/security budget whereas comparing the costs with CMI Concierge and Security (the previous concierge and security company) versus retaining the 3 concierges as direct employees of the Strata Corporation and hiring Genesis Security for the security services.

c) **Bylaw:**

As per instructions given at the previous Council Meeting, Rancho presented a legal opinion from Access Law Group pertaining to the review of a Bylaw whereby making it mandatory for Owners that rent out their units to retain the services of a professional rental agency. The purpose of implementing such Bylaw is not to restrict the amount of rentals within Marina Pointe, but rather to reduce the overall vandalism that is generating within the common areas. Specifically, there have been several incidents whereby vandalism has taken place in the common areas and there is reason to believe that the vandalism is being caused by tenants. Furthermore, Council is exploring the possibilities of presenting such Bylaw due to several requests that have been received from Owners to do so. After discussion, Strata Council instructed Rancho to present to the Strata Council a list pertaining to the total amount of rental units and a break down of how many of those rentals are being professionally managed by management companies.

d) **Emergency Generator:**

As per instructions given at the previous Council Meeting, Rancho informed the Strata Council that the generator, when in use, operates at approximately 30% of its capacity which

5. **JOINT/RESIDENTIAL ISSUES – CONT'D**

d) **Emergency Generator – Cont'd:**

is typical for all buildings with this type of power system. Once a year, Cummins, the generator maintenance company, does the annual testing and servicing at which time they bring with them an electrical heater to load up the generator to a 100% and calibrate it at that load. Other than emergency situations, that is the only time the generator is meant to be run at a 100% capacity. After discussion, the Strata Council instructed Rancho to contact the original electrical contractor in order to inquire if there is any way or rewiring/modifying the generator to make it run up to full capacity only during a major disaster situation.

e) **Pool Maintenance:**

The Strata Council was informed that effective March 31st, 2006, the monthly maintenance contract with Imperial Paddock Pools Ltd. for the maintenance of the pool and hot tub has been cancelled. The building staff will be carrying on with the monthly maintenance of the pools. Rancho presented a price quotation for adding automatic chlorine and PH control devices. The cost of supplying and installing the system is approximately $9,700.00 (plus GST). After discussion, it was decided to defer this for discussion during the review of 2006/2007 operating budget. The Strata Council also instructed Rancho to inquire about an ozone purification system as an alternative to the automatic controllers for the chlorine and PH control.

The Strata Council was also informed that recently, there has been a problem with one the jets in the hot tub. Specifically, the pipe that feeds the jet may be cracked. As such, the jet has been isolated and has been turned off for the time in order to allow the Residents to use the hot tub. After discussion, Strata Council instructed Rancho to obtain a legal opinion from the Strata Corporation's lawyer, Mr. Jaime Blay of Access Law Group with regards to whether or not this item would be considered a structural warranty item which would be covered by Concord as the building is currently under a 10-year structural warranty.

f) **Balance in Valves/Legal Issue:**

The Strata Council was presented with an update from Access Law Group with regards to the legal issue pertaining to the water balancing valves.

6. **CORRESPONDENCE**

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter. Correspondence can be mailed to Rancho's office at #701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, faxed to Rancho's office at 604-684-1956, emailed to gramirez@ranchogroup.com, or dropped off at the Concierge desk.

Council reviewed various correspondence(s) from Owners. After reviewing the correspondence, the Strata Council instructed Rancho on how it wishes to respond.

7. **NEW BUSINESS**

a) **Strata Website:**
The Strata Council was presented with additional information that could be incorporated in to Rancho's existing website. Furthermore, the Strata Council was presented with brochures and information pertaining to the specific items that would be added to the website. It was decided to discuss this item at a further date.

b) **P2 Waterworks Wall:**
A suggestion was made by a Council Member to repaint the feature wall in the P2 Waterworks lobby area with a blue color. After discussion, Strata Council instructed Rancho to have the above noted wall repainted.

c) **Townhouse Repairs:**
A question was raised with regards to a townhouse which has recently had repairs done on the exterior of the door. After discussion, Strata Council instructed Rancho to present details pertaining to the above noted repairs.

d) **Booking of Squash Court:**
A suggestion was made by a Strata Council Member to have an online booking system set-up whereby Residents would be able to log on to the website and make bookings for the squash court. After discussion, it was decided that a $20.00 deposit will be required upon the booking of the squash court. Furthermore, Strata Council will investigate having a credit card deposit option available at the Concierge's desk.

e) **Credit Card Payment:**
A suggestion was made by a Strata Council Member to inquire into the possibility of having a credit card system in place whereby allowing the Residents to pay strata fees and other fees such as fob payment, move-in and out fees, etc. by way of credit card. After discussion, Strata Council instructed Rancho to inquire about the possibility of having a credit card payment system.

f) **Vandalism:**
Several concerns were expressed by the Strata Council with regards to ongoing vandalism in the common areas. Specifically, there are a few individuals that seem to vandalize the common areas on an ongoing basis, i.e. scratch the elevators, put holes through walls, etc. A large amount of money is being spent on repairing the vandalized areas. To this end, the Strata Council requests that all Owners be more vigilant and that if you see anybody vandalizing the common areas, to report the incident immediately to the Concierge. Furthermore, if you see any suspicious persons throughout the property, please notify the Concierge immediately.

g) **False Fire Alarm:**
The Strata Council was informed that there was a recent incident whereby two tenants were seen on the cameras pulling a fire alarm pull station, i.e. a false fire alarm. The Owner of the strata lot was fined the maximum amount as set forth in the Bylaws and has been advised that if such incident occurs again, the tenant(s) will be evicted from the property. A suggestion was made by a Council Member to investigate the legalities of such offence, i.e. whether or not triggering a false fire alarm is in violation of any of the municipal laws. After discussion,

7. **NEW BUSINESS – CON'D**

g) **False Fire Alarm – Cont'd:**
Strata Council instructed Rancho to inquire with the City of Vancouver with regards to the above noted suggestion.

8. **NEXT MEETING**

The next meeting will be a Strata Council/Executive Meeting and has been scheduled for **April 18th, 2006 at 6:30 p.m.**

9. **TERMINATION OF JOINT SECTION MEETING**

There being no further business, it was **MOVED, SECONDED,** and **CARRIED** to terminate the Strata Council/Residential Executive Meeting at 8:21 p.m.

Respectfully Submitted,

Gus Ramirez, Property Manager
Rancho Management Services (B.C.) Ltd.
Phone: (604) 331-4251
Email: gramirez@ranchogroup.com
The Owners, Marina Pointe (Strata Plan LMS2995)

COMMUNICATION WITH STRATA COUNCIL

Strata Council welcomes the opportunity to serve you by keeping the lines of communication open at all times. Owners are therefore invited to write the Strata Council, via Rancho Management Services at 701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, on any Strata Corporation matter. Correspondence received will be presented and reviewed by Strata Council. In the event Rancho can answer your questions about standard Strata Corporation-related matters, please call us at 604 684-4508.