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, B.C., ON TUESDAY, APRIL 15TH, 2008 AT 6:00 P.M.

IN ATTENDANCE:
Barry Ferguson, President, Maintenance & Building Staff Committee
Robert Paterson, Treasurer
Jolayne Fournier, Landscaping & Housekeeping Committee
Lawrence Keenan, Commercial Section Representative
Jason Metcalfe
Kathy Hermanson

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD. ("RANCHO"):
Chris Sargent, Strata Agent
Gus Ramirez, Strata Agent
Patrick Frechette, Strata Agent

REGRETS:
Irfan Rehmanji, Vice President

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:10 p.m.

2. **APPROVAL OF THE AGENDA**

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

3. **APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES**

The Strata Council reviewed the Strata Council Meeting minutes from the meeting held on February 19th, 2008.

There being no errors or omissions, it was **MOVED, SECONDED,** and **CARRIED** to approve the Strata Council Meeting minutes of February 19th, 2008 as presented.

4. **FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the periods ending January 31st, 2008 and February 29th, 2008. A detailed review ensued of the revenue and expense categories.

4. FINANCIAL REPORT – CONT'D

a) **Accounts Receivables:**

Rancho presented to the Strata Council a list of Owners that have outstanding amounts owing to the Strata Corporation. Rancho informed the Strata Council that measures are being taken to collect the outstanding amounts.

After discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the January 31st, 2008 and February 29th, 2008 financial statements as presented.

5. JOINT/RESIDENTIAL ISSUES

a) **Property Management Report:**

Rancho presented to the Strata Council a report pertaining to the status of work that is currently in progress and that has been completed throughout "Marina Pointe". These items include the following:

- The decorating committee is in the process of choosing a colour scheme for the third floor "Waterworks" carpet replacement.
- KJA Elevators is working on their quarterly review of the maintenance of the elevators as per the preventative maintenance contract.
- The brass pipe nipple replacements in all the suites are currently in progress.
- The "Landmark 33" canopy painting will take place during warmer weather.
- The annual fire equipment testing is currently in progress.
- The window cleaning work has been completed.

b) **Supportive Housing at 1050 Expo Boulevard:**

As per instructions given by the Strata Council at the last meeting, Rancho provided information to Council regarding who would be responsible for the maintenance and the security of the site once it is built. It was noted that St. James Housing Society will be responsible for managing the building once construction is completed.

c) **Restoration Work:**

Rancho presented to the Strata Council a report containing a list of the repairs that have been done at "Marina Pointe" over the last few months.

d) **Exterior Review:**

RDH Building Engineering attended the meeting to discuss the building exterior review that has been completed. After discussion, it was **MOVED, SECONDED,** and **CARRIED** to proceed with having RDH prepare the specifications and tendering documents for having the EIFS panels painted and caulking replaced in order to maintain the exterior of the building. The cost for having RDH prepare the above documents is $22,000.00.

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.

6. CORRESPONDENCE – CONT'D

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

7. NEW BUSINESS

a) **Water Shut Down:**

Rancho informed the Strata Council that the City of Vancouver had and emergency shut down on the water causing the building to have water disruptions for a few hours during the morning of April 2nd, 2008. The Strata Council was also informed that a claim will be filed with the Risk Management Department of the City of Vancouver in an effort to recover the costs of having the building's mechanical contractor attend to the shut down.

b) **Grease Trap from La Terazza:**

Rancho informed the Strata Council that there have been further incidents regarding the grease trap from La Terazza overflowing in the parkade. The residue has been cleaned up by the building's maintenance staff. A discussion ensued regarding finding a permanent solution for resolving this matter. After discussion, the Strata Council instructed Rancho to issue a letter to La Terazza informing them that the Strata Corporation will schedule maintenance of the grease trap and will chargeback all costs related to the cleaning and the maintenance of the grease trap back to the restaurant.

c) **Security Cameras:**

A Strata Council Member noted that there are a few areas around the property that do not have camera surveillance. It was agreed that it would be a good investment to add cameras to increase the security of the building. After discussion, the Strata Council instructed Rancho to look into the costs of adding additional cameras.

8. NEXT MEETING

The next meeting will be a Strata Council and has been scheduled for **Tuesday, May 17th, 2008 at 6:30 p.m.** at 1009 Expo Boulevard.

9. TERMINATION OF MEETING

There being no further business, it was **MOVED, SECONDED,** and **CARRIED** to terminate the meeting at 9:00 p.m.

Respectfully Submitted,

Gus Ramirez, Strata Agent
Rancho Management Services (B.C.) Ltd.
Phone: 604-331-4251
Email: gramirez@ranchogroup.com

INSURANCE

Strata Corporation wishes to remind all residents that while the building and strata lot are adequately insured, owners should ensure that they have current insurance coverage in place for their personal contents (in your suite, storage room and parking garage), for any changes which have been made to your unit and personal liability coverage for the tenant or unit owner. For more information, please contact your insurance agent as to personal coverage required.