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, FEBRUARY 19TH, 2008 AT 6:30 P.M.

IN ATTENDANCE:
Barry Ferguson, President, Maintenance & Building Staff Committee
Irfan Rehmanji, Vice President
Robert Paterson, Treasurer
Jolayne Fournier, Landscaping & Housekeeping Committee
Kathy Hermanson

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

REGRETS:
Lawrence Keenan, Commercial Section Representative
Jason Metcalfe

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:30 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 January 22nd, 2008.

There being no errors or omissions, it was **MOVED, SECONDED,** and **CARRIED** to approve the Strata Council Meeting minutes of January 22nd, 2008 as presented.

4. **FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the period ending December 31st, 2007. 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 December 31st, 2007 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 exterior timer for the lights has been replaced.
- The brass pipe nipple replacements in all the suites are currently in progress.
- The "Landmark 33" canopy painting will take place during warmer weather.
- KJA Elevators has verified that the repair conducted to one of the elevators at the "Landmark 33" building in January 2008 was deemed to be satisfactory.

b) **Solar Heating for the Pool:**

As per discussions at previous Council Meetings, Rancho presented to the Strata Council a reply from Taylor Monroe Energy Systems pertaining to the various questions that were raised by the Strata Council on the proposal that was submitted by Taylor Monroe Energy Systems for adding solar heating panels for supplementary heat for the pool. After discussion, the Strata Council instructed Rancho to invite Taylor Monroe to a future Council Meeting in order to conduct the presentation to the Strata Council.

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

As per correspondence received and reviewed by the Strata Council at the previous Council Meeting, Rancho informed the Strata Council that the City of Vancouver has been contacted and have provided the following information pertaining to the supportive housing which will be built at the 1050 Expo Boulevard Site:

- The re-zoning for the housing has been approved.
- The 1050 Expo Boulevard site is one of twelve (12) locations that have been rezoned for supportive housing.
- BC Housing will be applying to the City for a development permit to proceed with the construction of the supportive housing at 1050 Expo Boulevard sometime in late March 2008. Thereafter, notification will given to all Residents within a two (2) block radius in the neighbourhood pertaining to the outcome of the development permit application and whether or not it has been approved by the City.

5. JOINT/RESIDENTIAL ISSUES – CONT'D

c) Supportive Housing at 1050 Expo Boulevard – Cont'd:

After discussion, the Strata Council instructed Rancho to inquire with the City as to who will be responsible of the maintenance and security of the site once it is built.

d) Survey Results:

In accordance with the survey that was distributed to all Residents in January 2008, Rancho presented to the Strata Council a summary of the results. Approximately one hundred and fourteen (114) surveys were returned to the Concierge. The Strata Council will take into consideration the responses that were submitted.

e) Exterior Review:

As discussed in previous Council Meetings, Rancho presented a summary of the exterior review which included the roofs, exterior ledges and crack along Beatty Mews as completed by RDH Building Engineering. The review was done in accordance with the Strata Corporation's preventative maintenance manual in order to comply with the building envelope warranty. This is an ongoing maintenance program which is being done as part of an ongoing preventative maintenance. RDH has advised that the crack along Beatty Mews is not structural and therefore, is an issue wear and tear. As part of the preventative maintenance, RDH has provided the Strata Corporation with various recommendations on preventative maintenance items. After discussion, the Strata Council instructed Rancho to inquire with RDH as to the possibility of having them provide the Strata Corporation a list prioritizing the items that need to be completed.

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.

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) Window Cleaning:

In accordance with the responses that were received in the recent survey, the Strata Council instructed Rancho to coordinate the exterior window cleaning for March 2008. Further, the window cleaning will include all Townhouse windows and all Penthouse windows.

8. NEXT MEETING

The next meeting will be a Strata Council and has been scheduled for **Tuesday, April 15th, 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 7:55 p.m.

Respectfully Submitted,

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

STRATA FEES/PRE-AUTHORIZED PAYMENT

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604 331-4293. Owners who are not yet on Pre-Authorized Payment (P.A.P.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.P. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.