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 THURSDAY, JANUARY 25TH, 2007, AT 6:30 P.M.

IN ATTENDANCE:
Barry Ferguson, President, Maintenance & Building Staff Committee
Irfan Rehmanji, Vice President, H20/Amenities Supervisor
Jolayne Fournier, Landscaping & Housekeeping Committee
Lawrence Keenan, Commercial Section Representative
Robert Paterson, Treasurer
Paul Wong
Kathy Hermanson
John McCabe

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD. ("RANCHO"):
Chris Sargent, General Manager
Gus Ramirez, Property Manager

REGRETS:
None

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:35 p.m. It was noted that the Strata Council meeting was originally scheduled for Tuesday January 23rd, 2007 however, after discussion with the Strata Council by email it was agreed to reschedule the meeting to today's date.

2. **APPROVAL OF AGENDA**

Council reviewed the proposed agenda for the Strata 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. **FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the period ending November 30th, and December 31st, 2006. Rancho and the Treasurer, Mr. Robert Paterson reviewed with the Strata Council the revenue and expense categories.

3. FINANCIAL REPORT – CONT'D

a) **Accounts Receivables:**

Rancho presented to the Strata Council an updated accounts receivables list. It was noted that as of tonight's meeting there is one (1) Owner that has a substantial amount outstanding owing to the Strata Corporation in excess of $5,000. Therefore, it was **MOVED, SECONDED,** and **CARRIED** to proceed with initiating order for sale proceedings against this Strata Lot for the purpose of recovering outstanding strata fee amounts. The Strata Corporation's lawyer, Mr. Jamie Bleay of Access Law Group will be instructed to initiate the order of sale proceedings as approved by the Strata Council.

After further discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the financial statements for the periods ending November 30th and December 31st, 2006 as presented.

4. JOINT/RESIDENTIAL ISSUES

a) **Commercial Parkade:**

The Commercial Executive relayed its position in regards to the Commercial parking lot. There were questions exchanged in regards to the Commercial lot. It was agreed to ask the Commercial Executive of their legal opinion so that it can be reviewed.

b) **Property Management Report:**

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

- As per the Strata Corporation's building envelope preventative maintenance manual, Rancho is in the process of obtaining price quotations for carrying out those items that are specified in the manual.
- The writ of summons pertaining to the sprinkler head legal action issue has been filed as per the limitation date of February 1st, 2007. Rancho and the Maintenance Committee are also in the process of meeting with the Strata Corporations lawyer to further discuss the next steps pertaining to the water balancing valve issue.
- All of the P1 and P2 lobby floors have been tiled.
- The Cambie Street fence rental will be completed in the Spring of 2007 as agreed upon at the last Strata Council meeting.
- The glass railing for Unit 300 at Waterworks has been installed.
- Genesis Security has installed their access points to monitor the security guard's activities while they are on-site.
- The retiling of the pool and repairs to the jet in the hot tub have been completed. At this time, the Strata Council expressed their appreciation to Mr. Barry Ferguson for overseeing and being involved with the pool retiling work.
- The painting of suite doors in the Waterworks and Yaletown buildings is currently in progress.
- A new universal gym and two (2) new exercise bikes have been placed in the exercise room.

4. JOINT/RESIDENTIAL ISSUES – CONT'D

b) Property Management Report – Cont'd:

- The Strata Corporation's annual Winter Gathering took place in December of 2006. Strata Council expressed their appreciation to Ms. Jolayne Fournier and Ms. Kathy Hermansen for all of their help in organizing the gathering.
- The Strata Council would also like to express their appreciation to Mr. Sergio Hsia for his help and efforts with the new exercise equipment that has been purchased and installed in the exercise room. Mr. Sergio Hsia also helped reorganize the exercise room.

c) Sanitary Line:

The Strata Council was informed of a recent incident where there was a break in one (1) of the sanitary lines which feeds three (3) townhouses on Expo Boulevard. As of tonight, Roto Rooter Plumbing and Drainage has successfully repaired the sanitary line. As part of the work, Para Space Landscaping Inc. had to remove one of the trees that was situated directly above the sanitary line. Para Space obtained a permit from the City of Vancouver to remove the tree and as part of the work, they may have to install a replacement tree in the area. This will be determined at a later date.

d) Enterphone Replacement:

As per discussion amongst Strata Council via email, it was noted that the enterphone panel located at the 1009 Expo Boulevard garage gate needs to be replaced as it is malfunctioning intermittently. As such, a price quotation has been obtained from Smart-Tek Communications Inc. in the amount of $11,640 for the replacement of the enterphone panel. As agreed upon by the Strata Council it was confirmed that the price quotation was approved and therefore the equipment has been ordered. It is anticipated that the equipment will be installed within three (3) to four (4) weeks pending the delivery of the equipment.

The Strata Council was also informed that Smart Tek Communications Inc. has advised that the above noted enterphone panel may be contributing to some of the recent problems which have been experienced i.e. Residents are not able to access the floors once they are let in through the front of the building. This may be the case as the enterphone panel is integrated to the entire system. A suggestion was made by a Strata Council to inquire with other enterphone companies about the possibility of having them service and test the enterphone panels throughout the property. After discussion, Council instructed Rancho to obtain opinions from other enterphone companies with regards to the above noted suggestion.

e) Elevators:

As per discussion via email and as per the several notices that have been distributed to all Residents there have been two (2) major elevator problems within the last three (3) months. As of tonight's meeting, both problems have been rectified. As a result, the Strata Council has engaged the services of K.J.A. Consultants Inc. for the purpose of having them conduct a full audit review on all seven (7) elevators at Marina Pointe. The audit review will examine and evaluate the quality of maintenance and operation of the elevators. It will also outline any measures that can be taken to prevent malfunctions

4. JOINT/RESIDENTIAL ISSUES – CONT'D

e) **Elevators – Cont'd:**
similar to the ones that have recently occurred. The cost for the audit is approximately $2,200 and has been approved by the Strata Council via email.

f) **Arbitration Notice:**
The Owners that are disputing the chargeback amount with regards to the washing machine malfunctioning submitted a settlement offer to the Strata Corporation in the amount of $2,500. The total chargeback amount was slightly over $20,000. After discussion it was **MOVED, SECONDED,** and **CARRIED,** to reject the above noted offer. Strata Council instructed Rancho to have the Strata Corporation's lawyer, Mr. Jamie Bleay of Access Law Group inform the Owners of the Strata Council's decision.

g) **Lobby Furniture:**
Ms. Kathy Hermanson presented a proposal to the Strata Council for replacing the existing furniture in all the main lobbies. Ms. Hermanson informed the Strata Council that she is in the process of obtaining an exact budget for the above noted work. Once prices are obtained they will be presented to the Strata Council for consideration.

5. 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 #701-1 190 Hornby Street, Vancouver, B.C., 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(s) from Owners. After reviewing the correspondence, the Strata Council instructed Rancho on how it wishes to respond.

6. NEW BUSINESS

a) **Mail Room:**
A suggestion was made by a Strata Council member to add a return box to the mail room so that residents can place any mail that has been received for previous residents. A suggestion was also made to add larger recycling bins in the mail rooms. After discussion Strata Council instructed Rancho to proceed with the above noted suggestions.

b) **Solar Heating for Pool:**
The issue of having solar heating for the pool has been raised and discussed in the past. A Strata Council member suggested that Rancho obtain further information on this matter and to thereafter discuss it further at a future Council meeting.

6. NEW BUSINESS – CONT'D

c) **Compactor Room:**
Several concerns were expressed by the Strata Council with regards to Residents disposing of junk furniture and other items (such as Styrofoam) in the compactor rooms. . After discussion, Strata Council instructed Rancho to have the building staff conduct daily inspections of the rooms and to remove any items that do not belong within the compactor rooms.

d) **Dogs Urinating and Defecating:**
Several concerns were expressed in regards to dogs urinating and defecating within the common areas of the building. It has been noted that there are frequent violators that allow their dogs to defecate and urinate within the parkade of the building. After discussion Strata Council instructed Rancho to post notices throughout the building and to treat the common areas with dog repellant spray.

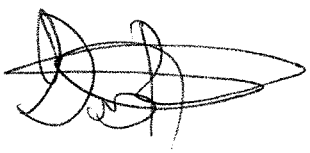
7. NEXT MEETING

The next event will be a Strata Council meeting and has been scheduled for Tuesday, February 20th, 2007 at 6:30 p.m. in the meeting room at 1009 Expo Boulevard.

8. TERMINATION OF MEETING

There being no further business, it was **MOVED, SECONDED,** and **CARRIED** to terminate the meeting at 8:30 p.m.

Respectfully Submitted,



Gus Ramirez, Property Manager
Rancho Management Services (B.C.) Ltd.
Phone: 604-331-4251
Email: gramirez@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.