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, SEPTEMBER 19TH, 2006, AT 6:30 P.M.

IN ATTENDANCE:
Irfan Rehmanji, Vice President, H20/Amenities Supervisor
Jolayne Fournier, Landscaping & Housekeeping Committee
Robert Paterson, Treasurer
John McCabe, Member at Large
Kathy Hermanson

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

REGRETS:
Barry Ferguson, President, Maintenance & Building Staff Committee
Lawrence Keenan, Commercial Section Representative

1. **CALL TO ORDER**

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

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. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the periods ending May 31st, June 30th and July 31st, 2006. The Treasurer and Rancho reviewed with the Strata Council the revenue and expense categories.

a) **Accounts Receivables:**
Rancho presented to the Strata Council an updated accounts receivable list.

3. **FINANCIAL REPORT - CONT'D**

b) **GST Recovery:**

A question was raised by the Treasurer with regards to recovering GST for the Strata Corporation, as the Strata Corporation is a non-profit organization. After discussion, the Strata Council instructed Rancho to inquire with a tax lawyer about the possibility of recovering GST on purchases made by the Strata Corporation.

After further discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the periods ending May 31st, June 30th and July 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 Marinapointe.

b) **Lobby Furniture:**

As per discussions at previous Council Meetings, Rancho informed the Strata Council that the summer newsletter was recently circulated asking for volunteers to serve on the Lobby Furniture Committee. One (1) Owner has volunteered to stand on the Committee. After further discussion, it was **MOVED, SECONDED** and **CARRIED** to appoint Kathy Hermanson to the Lobby Furniture Committee. A detailed proposal will be presented to the Strata Council at the next Strata Council Meeting for their review and consideration.

c) **Balancing Valve/Legal Update:**

As per discussions at the previous Council Meeting, the Strata Council was informed that the lawsuit with regards to the balancing valve is now being handled by North Shore Law. North Shore Law is in the process of compiling documentation for the case.

d) **Commercial Parking Lot:**

Rancho presented to the Strata Council a letter from Concord Pacific pertaining to the usage of the commercial parking lot. Concord Pacific has advised that they have control of the parking lot and therefore have requested that the metered equipment be removed from the parking area. The Strata Corporation's lawyer has responded to Concord Pacific by informing them that the commercial parking lot is common property and therefore the Strata Corporation will continue to operate the commercial parking lot.

A second letter was presented from La Terraza Restaurant, Commercial Strata lot 213 and 214. The restaurant has requested to have a meeting with the Strata Council in

5. JOINT/RESIDENTIAL ISSUES - CONT'D

d) **Commercial Parking Lot - Cont'd:**

order to discuss the usage of the commercial parking lot. A meeting will be scheduled with the Strata Council President within the next month or so.

e) **Pool/Hot Tub Area:**

The pool/hot tub area will be closed sometime in October 2006 for approximately one (1) month as the pool will be tiled and the jet in the hot tub which needs to be repaired, will be further investigated. Official notices will be circulated to all Residents.

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

7. NEW BUSINESS

a) **Strata Council Members:**

It was confirmed that Mr. Paul Wong has officially resigned from the Strata Council. As such, it was **MOVED, SECONDED** and **CARRIED** to appoint Kathy Hermanson to the Strata Council for the remainder of the fiscal period.

b) **Townhouse Power Washing/Painting/Window Cleaning:**

Several concerns were expressed by a Strata Council Member with regards to the power washing, painting and window cleaning of the townhouses. Specifically, it was noted that some of the townhouses have not had their decks and windows cleaned. After discussion, the Strata Council instructed Rancho to ensure that all of the ground floor patios and 2nd floor balconies of the townhouses are power washed. The Strata Council also instructed Rancho to ensure that all of the windows for the townhouses are cleaned.

b) **Townhouse Power Washing/Painting/Window Cleaning - Cont'd:**

A suggestion was made that during the next major window cleaning project, a checklist be compiled of all of the windows that have been cleaned. Further, the building staff should also do random inspections to ensure that the work is being completed properly.

7. **NEW BUSINESS – CONT'D**

c) **Cambie Street:**

A suggestion was made by a Strata Council Member to follow up with the City of Vancouver with regards to removing the grass along Cambie Street and replacing it with concrete similar to the area that was recently completed in front of the Waterworks building. After discussion, the Strata Council instructed Rancho to issue a letter to the City of Vancouver requesting that the above be completed.

A suggestion was also made by a Council Member to enquire with the City of Vancouver with regards to the lack of maintenance on the boulevard area in front of Cambie Street. After discussion, the Strata Council instructed Rancho to follow up with the City with regards to the above noted suggestion.

d) **Landscaping:**

A question was raised wit regards to the landscape area directly above the concierge desk. Specifically, it was noted that either rose bushes or rocks need to be added to the area (as per the landscaper's original scope of work). After discussion, the Strata Council instructed Rancho to follow up with the above.

A suggestion was also made to add river rocks to the bare patch area near the steps from Landmark 33 toward Beatty walk.

e) **Security:**

A question was raised by a Strata Council Member with regards to the access points which were going to be installed by Genesis Security in order to monitor the activities of the night security guard. After discussion, the Strata Council instructed Rancho to follow up with Genesis Security with regards to the above noted access points.

f) **Dog Repellant Spray:**

The Strata Council was informed that the building staff is currently adding dog repellant spray to several of the concrete areas throughout the common property of the building. A suggestion was made to add to the next newsletter a section to inform Residents to avoid allowing their dogs to mark/urinate on posts near the entrances to the buildings and parkades.

g) **Lock Boxes:**

It was noted that there are currently two lock boxes on the common property, one (1) by La Terraza Restaurant and the other one (1) by the pool deck. These lock boxes are not permitted as per the Strata Corporation's Bylaws. Therefore, the Strata Council instructed to have the above noted lock boxes removed.

7. **NEW BUSINESS – CONT'D**

h) **Signs:**
A suggestion was made to add keep pets off grass signs on the trees located along Cambie Street. After discussion, the Strata Council instructed Rancho to have the above noted signs installed.

8. **NEXT MEETING**

The next meeting will be the Strata Council Meeting and has been scheduled for Tuesday, October 17th, 2006, at 6:30 p.m. in the Meeting Room at 1009 Expo Boulevard.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED,** and **CARRIED** to terminate the meeting at 7:50 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)

STRATA LICENSING

As you may be aware the Real Estate Act changed so that Strata property management companies and its employees require an additional Strata license, effective January 1, 2006. Please be advised that Rancho was already a licensed property management company and that all of Rancho's Property Managers have received this additional license.

Also, all Strata's will receive their financial statements every month and have attached a copy of the bank statement(s), which is a new requirement of the Real Estate Act.