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, JANUARY 22ND, 2008 AT 6:30 P.M.

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

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

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 November 20th, 2007

There being no errors or omissions, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the Strata Council Meeting minutes of November 20th, 2007, as presented.

4. **FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the period ending October 31st, 2007 and November 30th, 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 also presented to the Strata Council with an update pertaining to the order for sale proceedings which are being taken by the Strata Corporation's Lawyer in order to collect an outstanding amount from an Owner.

After discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the October 31st, 2007 and November 30th, 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 or that has been completed throughout "Marina Pointe". These items include the following:

- The window cleaning work has been postponed to early 2008.
- The replacement of the carpets on the 3rd floor of "The Waterworks" has been ordered.
- KJA Elevator Consultants is attempting to conduct the meeting with Otis Elevators, the elevator maintenance company in order to discuss issues pertaining to the ongoing maintenance of the elevators. Once the meeting takes place, the Strata Council will be given a copy of the bids of the meeting.
- RDH has recently completed a review of the buildings, roofs, ceilings, exterior ledges and the crack along Beatty Mews which is done in compliance 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. The Strata Council was presented with a draft report which will be discussed at the next Council Meeting.
- The services survey has been distributed to all Residents. The survey is due back on January 31st, 2008.
- Junk removal bins were ordered during the holiday season for Residents' use.
- The brass pipe nipple replacement inside the suites is currently in progress.
- The "Landmark 33" entrance canopy will be painted during warmer weather.
- Various exterior light improvements have been completed.
- All three (3) lobbies have recently been painted. Furthermore, all three (3) lobbies have had new furniture placed.
- Suites 100 and 300 have been issued rent increase.
- The volume level in the advertising monitors inside the elevators has been adjusted and is currently being inspected daily by the building staff.

5. JOINT/RESIDENTIAL ISSUES

b) **Legal Update (Balancing Valves):**

The Strata Council was provided with an update regarding the legal matter pertaining to the balancing valves. It is anticipated that further information will be presented to the Owners at the Annual General Meeting regarding this matter.

5. JOINT/RESIDENTIAL ISSUES – CONT'D

c) **Solar Heating for Pool:**

As per instructions given at the previous Council Meeting, Taylor Monroe has been asked various questions pertaining to the installation of solar panels for the purpose of heating the pool area. Once answers are received from Taylor Monroe, they will be presented to the Strata Council for further discussion.

d) **Noise Situation:**

The Strata Council was informed of a noise situation involving two (2) of the suites at "Landmark 33". After discussion, the Strata Council instructed Rancho on how to proceed with this matter.

e) **Security Guard Services:**

As per discussion via email, it was confirmed that the current security guard company is providing less than satisfactory service to the building. Therefore, the Strata Council will be hiring security guards in-house (i.e.: the security guards will be employees of the Strata Corporation). It is anticipated that this change will be made within the next 2-3 weeks.

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) **"Landmark 33" Elevator:**

The Strata Council was informed of a recent elevator malfunction in the "Landmark 33" building. After discussion, the Strata Council instructed Rancho to obtain further information from Otis Elevators and the elevator consultants, KJA Consultants Ltd. as to the cause of the malfunction.

b) **Exterior Lighting:**

A concern was raised by a Strata Council Member with regards to the exterior lights, mainly in front of the "Landmark 33" building and along the Expo Boulevard townhouses. Specifically, it was noted that the lights are on at all times. After discussion, the Strata Council instructed Rancho to have the timers checked and replaced as need.

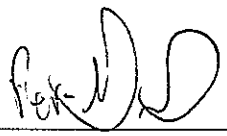
8. **NEXT MEETING**

The next meeting will be a Strata Council and has been scheduled for **Tuesday, February 19th, 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 8:20 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.