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 18TH, 2007 AT 6:30 P.M.

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

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

REGRETS:
Irfan Rehmanji, Vice President

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:35 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**

Council reviewed the minutes of the Strata Council Meeting held on July 17th, 2007. After review of the minutes, it was **MOVED, SECONDED,** and **CARRIED** to amend the following sections of the minutes:

First Section:
Add Irfan Rehmanji under **REGRETS.**

Item 7(b) - Property Management Report:
First point form, add:
"The review of the balcony as described above is part of the ongoing maintenance in accordance with the preventative maintenance manual that has been compiled by RDH."

4. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES – CONT'D

Item 9(b) – Pets:
This sentence should be amended to read: "A discussion ensued with regards to pets urinating and defecating on the various common areas of the building. A proposal has been submitted by an Owner to add dispensers (dog defecation bags) on the various walls within the mail rooms and other common areas in order to allow pet Owners to pick up their pets' waste. After discussion, it was decided not to proceed with this matter.

After further discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the Strata Council Meeting minutes of July 17th, 2007 as amended and presented.

5. FINANCIAL REPORT

Rancho and the Treasurer, Robert Paterson presented to the Strata Council the financial statements for the period ending July 31st, 2007. A detailed review ensued of the revenue and expense categories. After discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the July 31st, 2007 financial statements as presented.

6. 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 replacement carpet for the third (3rd) floor of "Waterworks" has been ordered.
- KJA Elevator Consultants have recently been onsite to conduct the first (1st) quarterly inspection of the elevators.
- All of the floors in the "Waterworks", "Landmark 33" and "Yaletown Ltd. Edition" lobbies have been polished.
- The solar heating company for the pool has been contacted and they have recently visited this site and are in the process of providing a proposal for adding solar heating panels in the pool which will act as a supplementary heating for the pool area.
- Two (2) replacement compactors for the "Waterworks" and "Landmark 33" compactor rooms have been ordered via First Choice Waste Disposal. First Choice has advised that the compactors have been recently completed. However, due to the City strike, First Choice Waste Disposal has been unable to deliver the compactors to the building. Once the strike is finished, First Choice will deliver the new compactors to the building.
- RDH has recently completed their review of the balconies, roofs, ceilings, exterior ledges and cracks along Beatty Mews which was done in compliance with the Strata Corporation's preventative maintenance manual in order to comply with the building envelope warranty of the building. This is an ongoing maintenance program which is being done as part of an ongoing preventative maintenance. It is anticipated that a report will be presented to the Strata Council at the October, 2007 Strata Council Meeting.

7. JOINT/RESIDENTIAL ISSUES – CONT'D

b) **Common Area Cleaning:**
It was confirmed that Rancho has provided the Strata Council with further price quotations for common area cleaning at "Landmark 33". After discussion, the Strata Council instructed Rancho on how it wishes to proceed with this matter. It was also decided that the Strata Council would be reviewing the cleaning on an ongoing basis.

c) **Water Damages:**
The Strata Council was presented with a report from Incredible Restorations pertaining to several minor water damages which have occurred in some of the units. All occurrences will be charged back to the unit Owners as the water generated from a fixture that the Owner of the unit is responsible for repairing and maintaining.

d) **Bathtub Faucets:**
A discussion ensued with regards to the replacement of the pipe threads on the bathtub shower faucets which are found behind the walls of the Strata lots. The Strata Council believes that some of these pipe threads may be faulty and therefore may require replacement. After discussion, the Strata Council instructed Rancho to issue a letter to the Developer requesting that they provide a plan of action for rectifying the above within seven (7) days of receipt of the letter. The Strata Council also instructed Rancho to obtain a price quotation from a licensed and bonded Plumber for replacing the above noted pipe threads. The Strata Council requested that Rancho circulate the above noted information to the Strata Council via email for discussion and voting purposes.

7. 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.

8. NEW BUSINESS

a) **Security:**
It was confirmed that as per discussions via email, Polo Security will be the new graveyard security effective October 1st, 2007. The contract with Genesis Security has been terminated effective September 30th, 2007.

b) **Helmcken Park:**
Rancho informed the Strata Council that the Lion's Club which is a non-profit organization Club has recently discussed the idea of helping clean up Helmcken Park. Lion's Club has recently been approached by a Yaletown Association with regards to

9. NEW BUSINESS – CONT'D

b) **Helmcken Park – Cont'd:**

requesting donations for improving the park by adding lights, fixing the landscaping, etc. After discussion, the Strata Council seemed open to the idea of making some type of donation for the purpose of improving the park. This item will be discussed at a later date once further information is obtained.

c) **Leaf Pond:**

A concern was raised by a Strata Council Member with regards to the grass area in front of the leaf pond which appears to be saturated with water. After discussion, the Strata Council instructed Rancho to look into the above noted concern.

d) **"Landmark 33" Cardboard Bins:**

A suggestion was made by a Strata Council Member to move the "Landmark 33" cardboard bins closer to the compactor room. The bins are currently located near the loading bay in the visitors parking area at "Landmark 33". After discussion, the Strata Council instructed Rancho to proceed with the above noted suggestion.

e) **Receptacle Bin in Front of Waterworks:**

A discussion ensued with regards to the receptacle bin which has recently been removed from in front of the Waterworks building. The Strata Council was informed that the bin was removed due to the fact that Residents and other people were dumping their household garbage in the bin. After discussion, the Strata Council instructed Rancho to reinstall the receptacle bin and to look at narrowing the opening of the bin so as to prevent people from throwing large bags of garbage inside of it.

f) **Waterworks Coffee Table:**

A concern was raised by a Strata Council Member with regards to the Waterworks coffee table which has recently been removed. Since the meeting, it has been confirmed that the table was removed by the cleaning staff as they required the table to be removed during the polishing of the lobby floors. The table will be put back once the floors are completed.

g) **Storage Lockers:**

A concern was raised by a Strata Council Member with regards to Residents storing items outside of their lockers which could be in violation of Vancouver Fire Bylaws. After discussion, the Strata Council instructed Rancho to have the rooms cleaned up.

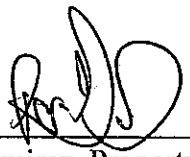
9. NEXT MEETING

The next event will be a Strata Council meeting and has been scheduled for **Tuesday, October 16th, 2007 at 6:30 p.m.** in the meeting room at 1009 Expo Boulevard.

10. TERMINATION OF MEETING

There being no further business, it was **MOVED, SECONDED,** and **CARRIED** to terminate the meeting at 8:56 p.m.

Respectfully Submitted,



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

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.