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, OCTOBER 16TH, 2007 AT 6:30 P.M.

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

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

REGRETS:
Laurence Keenan, Commercial Section Representative

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**

The Strata Council reviewed the Strata Council Meeting minutes from the meeting held on September 18th, 2007

There being no errors or omissions, it was **MOVED, SECONDED,** and **CARRIED** to approve the Strata Council Meeting minutes of September 18th, 2007, as presented.

4. **FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the period ending August 31st, 2007. A detailed review ensued of the revenue and expense categories.

4. FINANCIAL REPORT – CONT'D

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 August 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 or that has been completed throughout "Marina Pointe". These items include the following:

- The replacement carpet for the third (3rd) floor of "The Waterworks" has been reordered as the previous carpet that was ordered is no longer available.
- KJA Elevator Consultants have recently been onsite to conduct their first quarterly inspection of the elevators. A report will shortly be forthcoming.
- Effective October 1st, 2007, Polo Security has taken over the night security for "Marina Pointe."
- The lobby floors at "Landmark 33" and "Yaletown Ltd. Edition" have recently been polished.
- Rancho is awaiting a proposal from a solar heating company for adding solar heated panels to the pool for heating purposes.
- The replacement compactor has been installed in the "Landmark 33" building. The replacement compactor for "The Waterworks" building will be installed within the next week or so.
- RDH has recently completed the 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 November, 2007 Strata Council Meeting.
- The garbage bin outside of "The Waterworks" entrance building has been reinstalled.
- The building staff has cleaned approximately 50% of the storage locker rooms.
- Most of the items which were being stored in the parking stalls in the parkade have been removed.
- The cardboard bins for the "Landmark 33" have been relocated just outside of the compactor room.

6. JOINT/RESIDENTIAL ISSUES – CONT'D

b) **Balancing Valves:**

The Strata Council was provided with an update pertaining to a legal matter on the balancing valves. After discussion, it was agreed that Council will be presented with further information via email for consideration.

c) **Bathtub Faucets:**

The Strata Council was informed that the Strata Corporation's Lawyer has advised that the Strata Council should proceed with replacing the faulty water spouts which are located in the bathtubs of the suites. These costs will be billed back to the Owners. Further, the Lawyer will tie this in with the balancing valve legal issue in order to save on legal costs. After discussion, subject to obtaining three (3) price quotations from License & Bonded Plumbers, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with replacing the faulty water spouts in those units that the spouts have not been replaced in.

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) **Survey:**

A suggestion was made by a Strata Council Member to circulate a survey to all Residents in order to obtain feedback on various building issues such as having a guest suite for guests of Residents. After discussion, the Strata Council instructed Rancho to circulate a copy of the survey to the Strata Council for review and approval.

b) **Window Cleaning:**

A concern was expressed by a Strata Council Member with regards to the current window cleaning work which is taking place. After discussion, the Strata Council instructed Rancho to stop the work and to reschedule it for sometime in March, 2008.

c) **Junk Removal Bin:**

A suggestion was made by a Strata Council Member that now that the civil strike is over at the City of Vancouver, to obtain junk removal bins for the parkade in order to allow Residents to dispose of their junk items which can not be put into the compactor. After discussion, the Strata Council instructed Rancho to coordinate the above and to hand deliver notices to all Townhouse Owners/Residents informing them of this service.

8. NEW BUSINESS – CONT'D

d) **Pool Deck:**

A suggestion was made by a Strata Council Member to add a glass covering overtop of the canvas in the pool deck area in order to make the pool deck usable during rainy conditions. After discussion, the Strata Council instructed Rancho to obtain a price quotation for the above noted suggestion.

e) **Closure of Nelson and Cambie Gates:**

A concern was raised by a Strata Council Member with regards to the closure of the Nelson and Cambie Street garage doors which takes place daily from Monday-Friday, 11:00 p.m. – 6:00 a.m. Specifically, it was noted that the gates are not being closed at all times. After discussion, the Strata Council instructed Rancho to ensure that the security staff is locking up the gates at 11:00 p.m. and to add signage throughout the parkade, reminding Residents that these gates are not to be used during the above noted hours.

f) **Management Contract:**

Rancho informed the Strata Council that in accordance with the Real Estate Services Act, it was necessary for the Strata Corporation to sign a new contract with Rancho Management in order to comply with the necessary requirements. After discussion, it was **MOVED, SECONDED,** and **CARRIED** to appoint Mr. Barry Ferguson and Mr. Robert Patterson to review and sign the management contract.

g) **Commercial Section Compactor:**

A concern was raised by a Strata Council Member with regards to the Commercial section compactor room which is located within the commercial parking lot area. Specifically, it was noted that the bin is not being picked up on a regular basis and the area needs to be cleaned. After discussion, the Strata Council instructed Rancho to issue a letter on behalf of the Residential Executive to the Commercial Executive requesting that they clean up the area on a daily basis and to have pickups on a more frequent basis.

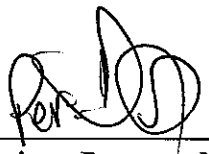
9. NEXT MEETING

The next event will be a Strata Council meeting and has been scheduled for **Tuesday, November 20th, 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 9:00 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.