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, NOVEMBER 21ST, 2006, 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
Kathy Hermanson

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

REGRETS:
Robert Paterson, Treasurer
John McCabe, Member at Large

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**

Rancho presented to the Strata Council the financial statements for the period ending September 30th, 2006. Rancho reviewed with the Strata Council the revenue and expense categories.

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

3. FINANCIAL REPORT – CONT'D

After further discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the financial statements for the period ending September 30th, 2006 as presented.

4. 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 tiling of the P1 and P2 lobby floors are currently in progress;
- Several of the signs on the exterior of the building have been updated;
- Several of the landscaping recommendations/upgrades have been completed;
- A letter to the City of Vancouver requesting that they replace the dead grass along Cambie Street with concrete has been sent. As of tonight's meeting, no reply has been received;
- Genesis Security is in the process of installing various access points throughout the property in order to monitor the security guards activities during the graveyard shift;
- The traffic membrane repairs near the Nelson Street garage door have been completed;
- No idling signs on the entrance driveways have been installed;
- A new universal gym and two (2) new exercise bikes have been ordered through Life Fitness. It is anticipated that the equipment will arrive on or before December 15th, 2006.

b) Cambie Street Fence:

As per instructions given at the previous Council Meeting, Rancho presented a price quotation for renting a temporary fence which would be installed starting at the end of Beatty Walk all the way to the Cambie Street Bridge. This will prevent vagrants and intruders from accessing the landscaped areas. The price for renting an 8' temporary fence is $250.00 per month.

After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with renting the above in the Spring season.

c) Pool/Hot Tub Closure:

The Strata Council was provided with an update on the status of the tiling of the lap pool and the repairs to the damaged jet in the hot tub. Strata Council was informed that there have been delays in the tiling work of the pool due to the fact that there is a minor problem with fully draining the water from the pool, i.e. when the pool is drained there is

4. JOINT/RESIDENTIAL ISSUES – CONT'D

c) **Pool/Hot Tub Closure – Cont'd:**

residue water that backs up through the drains. As such, Alka Pools Ltd. will be on site on Wednesday, November 22nd, 2006 to modify the existing draining system of the pool in order to allow for the pool to be properly drained and dried. Once the pool has been fully dried the tile work will resume. It is anticipated that the tiling of the lap pool will be completed on or before December 15th, 2006.

d) **Arbitration Notice:**

The Strata Council was informed that the Owners of the strata lot that had a recent chargeback to their strata account for a washing machine overflow incident have contacted the Strata Corporation via their lawyer. The Owners lawyer requested an arbitration hearing for the review of the chargeback. The Owners are disputing the chargeback amount claiming that their washing machine was not faulty and that it was a problem with the building's plumbing.

After discussion, the Strata Council gave Rancho instructions on how to proceed.

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 #701-1190 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) **Commercial Parking Lot:**

A discussion ensued with regards to the usage of the Commercial Parking Lot. After a lengthy discussion, the Strata Council instructed Rancho to provide the Council with a full statement of revenues received, thus far, expenses paid from those revenues, and future net revenue that the Strata Corporation will receive for the current rental agreement with Metro Parking of the Commercial Parking Lot.

b) **Winter Gathering:**

The Strata Council will be hosting their annual winter gathering on Tuesday, December 19th, 2006 between 7:00 p.m. and 9:00 p.m. in the recreation lounge at Club H2O. Official notice of the event will be posted throughout the building.

6. NEW BUSINESS – CONT'D

c) **Enterphone/Elevator Access:**

A concern was raised by a Strata Council Member with regards to the time delay for guests being able to access specific floors once they are in the building through the front entrance via the enterphone system.

After discussion, the Strata Council instructed Rancho to inquire about this specific situation and to inform Smartek, the company that performed the enterphone upgrade of this deficiency.

d) **Water Damage:**

The Strata Council was informed of two (2) minor incidents that occurred during the weekend of November 25th, 2006 in two (2) separate units, one (1) at The Waterworks tower and the other at Landmark 33. Specifically, one (1) unit had a backed up sink and the other unit had a toilet tank failure. Both incidents caused minor water damage to the individual units themselves. The water did not affect other units and other common areas of the building.

e) **Appreciation:**

The Strata Council expressed their appreciation to Mr. Barry Ferguson for all his assistance and efforts in helping supervise the pool remodeling project.

7. NEXT MEETING

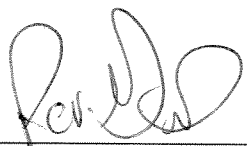
The next event will be the Annual Winter Gathering which has been scheduled for Tuesday, December 19th, 2006 at 7:00 p.m. in the recreation lounge at Club H2O.

Thereafter, the next meeting will be the Strata Council Meeting and has been scheduled for Tuesday, January 23rd, 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 8:40 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)

HOLIDAY GREETINGS

At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!

Please note that during the Xmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.

RANCHO'S XMAS HOURS

FRIDAY, DECEMBER 15	**CLOSED AT 1:00 PM**
FRIDAY, DECEMBER 22	**CLOSED AT 3:00 PM**
MONDAY, DECEMBER 25	**CLOSED**
TUESDAY, DECEMBER 26	**CLOSED**
FRIDAY, DECEMBER 29	**CLOSED AT 3:00 PM**
MONDAY, JANUARY 1	**CLOSED**