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 17TH, 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
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:
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 period ending August 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 receivables list.

3. FINANCIAL REPORT – CONT'D

b) **GST Recovery:**

As per instructions given at the previous Council Meeting, Rancho presented to the Strata Council a letter from Berris Mangan Chartered Accountants, the Strata Corporation's financial auditors, with regards to the possibility of recovering GST for the Strata Corporation. Berris Mangan has confirmed that in order for the Strata Corporation to qualify for recovering GST, the Strata Corporation must receive at least 40% of its revenue from government funding. Further, the Strata Corporation would have to charge Owners GST on Strata Fees. Therefore, the Strata Corporation does not qualify for recovering any GST.

After further discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the financial statements for the period ending August 31st, 2006.

4. 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 Marina Pointe.

b) **Cambie Street Fence:**

As per discussions at the previous Council Meeting, Rancho presented a price quotation from Dura Productions Ltd. for adding an aluminum fence starting at the end of Beatty Walk all the way around the Cambie Street Bridge. This would prevent vagrants and intruders from accessing the landscaped areas. The price quotation for having the above noted fence installed is $14,600.00 (plus GST). After discussion, the Strata Council instructed Rancho to obtain a price quotation for renting a temporary fence for the above noted area. The Strata Council also instructed Rancho to have the trees in the above noted area trimmed and pruned.

c) **Glass Railing for Unit 300:**

As per discussions at the previous Council Meeting, Rancho presented a price quotation from Dura Productions Ltd. for adding an aluminum glass railing for Unit 300 at The Waterworks (in the patio area). The price quotation for having the above noted work completed is $1,200.00 (plus tax). After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with the above noted price quotations.

d) **Pool/Hot Tub Closure:**

It was confirmed that the pool/hot tub area is currently closed for approximately two (2) months for the purpose of having the lap pool tiled and for having the damaged jet in the hot tub repaired. It is anticipated that the pool/hot tub will re-open in mid-December.

4. JOINT/RESIDENTIAL ISSUES – CONT'D

e) **Sprinkler Head Legal Update:**

As per discussions at the previous Council Meeting, Rancho and the Maintenance Committee provided the Strata Council with an update with regards to the legal action that has been taken for the two (2) sprinkler head incidents which occurred in 2004. The Council was informed that Access Law Group has had a consultant review the sprinkler heads and is in the process of putting together a report. Several concerns were expressed with regards to the lack of progress on the above noted issue. After discussion, subject to the Maintenance Committee having a meeting with Northshore Law, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with moving the file from Access Law Group to Northshore Law.

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, 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.

6. NEW BUSINESS

a) **Lobby Furniture:**

The Lobby Decorating Committee presented a report to the Strata Council pertaining to replacing the furniture in the three lobbies. The Committee informed Strata Council that they are in the process of obtaining pricing for replacing the furniture in the lobbies. Once prices are obtained, they will be presented to the Strata Council for consideration.

b) **Window Cleaning/Power-Washing of Townhouses:**

A discussion ensued with regards to the exterior window cleaning for the Townhouses and the exterior power-washing of the Townhouse decks. After discussion, Council reviewed a plan for this work.

c) **Exercise Equipment:**

In light of recent requests that have been received from Owners, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with leasing a new exercise bike for the exercise room.

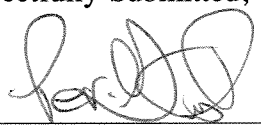
7. **NEXT MEETING**

The next meeting will be the Strata Council Meeting and has been scheduled for Tuesday, November 21st, 2006, 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 8:55 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)

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.