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, BC, ON TUESDAY, MAY 16th, 2006 AT 6:30 P.M.

IN ATTENDANCE:
Barry Ferguson, President, Maintenance, and Building Staff Committee
Jolayne Fournier, Secretary, Landscaping & Housekeeping Committee, Social Committee, Vice President
Robert Paterson, Treasurer
Lawrence Keenan, Member at Large (Commercial Section Representative)
Kathy Hermanson
Irfan Rehmanji

Representing Rancho Management Services (B.C.) Ltd. ("Rancho"):
Chris Sargent, Senior Property Manager
Gus Ramirez, Property Manager

REGRETS:
Mark Greenberg, H20/Amenity Supervisor

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:40 p.m.

It was noted that the April 18th, 2006 Strata Council Meeting did not take place due to the fact that a quorum was not present.

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. **APPROVAL OF PREVIOUS COUNCIL MEETING AND RESIDENTIAL EXECUTIVE MEETING MINUTES**

Council reviewed the minutes of the Strata Council Meeting held on March 21st 2006. There being no errors or omissions, it was **MOVED, SECONDED,** and **CARRIED** to approve the Executive/Strata Council Meeting minutes of March 21st, 2006 as presented.

4. **FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the Residential/Commercial and Joint sections for the periods ending February 28th, 2006 and March 31st, 2006.

4. **FINANCIAL REPORT – CONT'D**

a) **Accounts Receivable:**

Rancho presented to the Strata Council an up-to-date accounts receivables list. Rancho informed Council that ongoing measures are being taken to collect the outstanding amounts currently owed to the Strata Corporation.

After further discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the financial statements for the periods ending February 28th, 2006 and March 31st, 2006 as presented.

5. **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) **Sewer Back-Up Incidents:**

The Strata Council has been informed via email in regards to a recent incident wherein there was a back-up in the sanitary drainage system which feeds the 09 suites at Landmark 33. The back-up caused substantial damage in the women's change room at Club H20 and in one of the strata lots. As such, a mechanical consultant Quadra Pacific Consultant Ltd. was hired in order to conduct an investigation of the cause of the back-up and to provide recommendations for remedying the situation. Quadra has recommended that several modifications be made to the drainage system, which were subsequently undertaken by Milani Plumbing and Heating, i.e. additional slope was added to the sanitary line. Quadra Pacific has also advised that the cause of the back-up of the line was due to a clay-based material which might have been flushed down in one of the toilets in the 09 unit. This clay-based material is typically found in bedding materials of pet beds.

c) **Rental Units:**

As per instructions given at the previous Council Meeting, Rancho advised Strata Council that there are approximately 250 strata lots which have been rented out. Of those 250 units, approximately 125 of them are being managed by Management Companies.

d) **Pool:**

As per instructions given at the previous Council Meeting, Rancho presented a legal opinion from Mr. Jamie Bleay of Access Law Group pertaining to the repairs to one of the jets in the hot tub. Specifically, Mr. Jamie Bleay has advised that the Strata Corporation should retain the services of a structural engineer to determine whether or not the cracked jet problem is a structural problem with the hot tub. Thereafter, if it is a structural problem, it should be reported to Concord for action as the building is still under its 10-year structural warranty.

e) **False Fire Alarms:**

As per instructions given at the previous Council Meeting, Rancho informed the Strata Council that triggering a false fire alarm is a criminal offense as it is in contravention of the Criminal Code of Canada. After discussion, the Strata Council instructed Rancho to post

signs near the pull stations informing the Residents that triggering a false fire alarm is in contravention of the Criminal Code of Canada. Furthermore, Rancho was instructed to

5. **JOINT/RESIDENTIAL ISSUES – CONT'D**

e) **False Fire Alarms – Cont'd:**
include this information in the next newsletter, which will be submitted to all Residents during the summer months.

f) **Security:**
In efforts to prevent further significant loss in the elevators, i.e. elevators being damaged, it was **MOVED**, **SECONDED**, and **CARRIED** to approve a transfer of up to $40,000.00 from the contingency fund to carry out several security enhancements throughout the property.

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.

Council reviewed various correspondence(s) from Owners. After reviewing the correspondence, the Strata Council instructed Rancho on how it wishes to respond.

7. **ANNUAL GENERAL MEETING PACKAGE**

a) **Agenda/Cover Letter:**
Rancho reviewed with Council a draft of the cover letter and the agenda which will be sent to all Owners as part of the official notice of the Annual General Meeting. A detailed review of the agenda ensued and thereafter, the following ¾vote resolutions were added to the agenda:

- A ¾vote to approve a Special Levy in the amount of approximately $104,000.00 to cover the 2005/2006 operating deficit.
- A ¾vote to approve changing the existing fiscal period from June 1st to May 31st to May 1st to April 30th. This will allow the Annual General Meeting to take place in early June as oppose to late June.
- A ¾ vote to approve the addition and amendment of several Bylaws.
- A ¾vote to approve the withdrawal of up to $60,000.00 from the contingency fund for the purpose of carrying out several repairs throughout the properties, such as retiling the pool, retiling several P1/P2 areas in Waterworks and Yaletown Limited Edition, retiling the elevators, etc.

b) **2006/2007 Operating Budget:**
Rancho presented to the Strata Council a draft of the 2006/2007 proposed financial operating budget. Rancho informed the Strata Council as to how the figures were derived. After a detailed review of the budget, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the 2006/2007 financial operating budget which calls for a 5.2% increase in the overall strata fees for presentation to the General Membership at the Annual General Meeting. Council also

agreed to present an alternate budget (Budget "B") with a 10.4% increase in strata fees. Budget "B" assumes having a Concierge at each tower.

8. **NEW BUSINESS**

a) **Generator:**
As per discussions at the previous Council Meeting, Council was informed the Strata Council that the generator for Marina Pointe cannot be modified so that it runs at a 100% capacity.

b) **Balancing Valve Legal Issue:**
The Strata Council was informed that the balancing valve legal issue is being reallocated to North Shore Law Group.

c) **Landscaping:**
A concern was raised by a Strata Council Member with regards to a landscaping area in front of the Concierge. Specifically, it was noted that the landscapers should pay more attention to the area as there are several debris that has not been cleaned up. A suggestion was also made to have the landscaping area above the Concierge cleaned as there was several debris. After discussion, Strata Council instructed Rancho to have Paraspace complete the above.

d) **Recycling Bins for Mailrooms:**
A suggestion was made by a Strata Council Member to add recycling bins for the mailrooms throughout the property. After discussion, the Strata Council instructed Rancho to implement the above noted suggestion.

e) **Baseboards at Landmark 33 Lobby:**
A suggestion was made by a Strata Council Member to have the baseboards in the Landmark 33 lobby painted. After further discussion, Strata Council instructed to have the above noted item completed.

f) **Cardboard Bin:**
A suggestion was made by a Strata Council Member to add a cardboard bin near the Waterworks compactor room. After discussion, Strata Council instructed Rancho to look into the options for adding the above noted cardboard recycling bin.

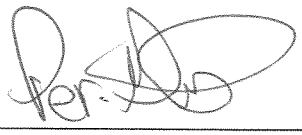
9. **NEXT MEETING**

The next meeting will be the Annual General Meeting and has been scheduled for **Monday, June 12th, 2006 in the Recreation Lounge at 1009 Expo Blvd., Vancouver, BC at 6:30 p.m. Registration will commence at 6:00 p.m.** All Owners will be notified of the meeting in accordance with the notice provisions of the *Strata Property Act*.

10. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED,** and **CARRIED** to terminate the Strata Council/Residential Executive Meeting at 9:20 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)

RANCHO'S INTERNET SITE

Rancho's website has been updated with lots of new features. We invite you to check us out at http://www.ranchovan.com.

Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com, or by calling us at: (604) 684-4508.