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, JULY 18th, 2006 AT 6:30 P.M.

IN ATTENDANCE:
Barry Ferguson, President, Maintenance, and Building Staff Committee
Irfan Rehmanji, Vice President, H20/Amenities Supervisor
Jolayne Fournier, Secretary, Landscaping & Housekeeping Committee
John McCabe, Member at Large

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

REGRETS:
Lawrence Keenan, Member at Large (Commercial Section Representative)
Robert Paterson, Treasurer
Paul Wong, Member at Large

1. **ELECTION OF OFFICERS**

In accordance with the provisions of the *Strata Property Act*, Rancho informed the Strata Council that it was necessary for Council to elect for the position of President, Vice-President, Treasurer, and Secretary. Furthermore, Council should also consider establishing various Committees.

As such, it was **MOVED**, **SECONDED**, and **CARRIED** that the election of officers be done by way of nomination. The following Members were then voted to serve on the following positions:

Barry Ferguson - President, Maintenance and Building Staff Committee
Irfan Rehmanji - Vice President, H20/Amenities Supervisor
Robert Paterson - Treasurer
Jolayne Fournier - Secretary, Landscaping & Housekeeping Committee

2. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:45 p.m.

3. **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.

4. **APPROVAL OF PREVIOUS COUNCIL MEETING AND REVIEW OF ANNNUAL GENERAL MEETING MINUTES**

Council reviewed the minutes of the Strata Council Meeting held on May 16th, 2006. There being no errors or omissions, it was **MOVED, SECONDED,** and **CARRIED** to approve the Executive/Strata Council Meeting minutes of May 16th, 2006 as presented.

The Strata Council then reviewed the Annual General Meeting of June 16th, 2006. Several minor amendments were made. These minutes will be presented to the General Membership at the next Annual General Meeting for approval.

5. **JOINT/RESIDENTIAL ISSUES**

a) **Council List:**
Strata Council was presented with a list of all Strata Council Members for the 2006/2007 fiscal period.

b) **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.

c) **Annual General Meeting Bylaws:**
As per discussions at the recent Annual General Meeting, Rancho presented a legal opinion from the Strata Corporation's lawyer Mr. Jamie Bleay of Access Law Group pertaining to the ¾vote resolution for the rental Bylaws that were discussed at the recent Annual General Meeting. In Mr. Bleay's opinion, those Owners that did not vote are considered abstained from the voting. A total of 171 votes were casted, 135 were in favor. Therefore, the ¾vote resolution is considered to have passed by way of a ¾ vote. The Bylaws that werevoted on and approved by the Owners at the Annual General Meeting would be registered at Land Title Office in accordance with the registration procedures as set out in the *Strata Property Act*.

d) **Annual General Meeting Issues:**
At the recent Annual General Meeting, the following issues were raised:

- Auto chlorinators report block – this item has been completed.
- No idling signage for the driveways – Signs have been ordered and will be installed shortly.
- Elevator access via the enterphone for visitors – Concerns were raised with regards to visitors not being able to access the various floors when they call up the Residents. As of tonight's meeting, only 5 written complaints have been received. However, a second notice will be issued to all Residents asking them to submit to the Property Manager any problems with regards to the above.
- Closing time on gates – A suggestion was made to shorten the time on the gates. This item has been reviewed and has been concluded that the current closing time on the gates are the shortest they can be at.
- Notices delivered to suites – A suggestion was made to ensure that all notices are slipped underneath the doors when they are being delivered. Instructions have been given to the on-site staff to deliver notices accordingly.

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

e) **Lobby Furniture:**

As part of the 2006/2007 operating budget, there has been an allowance for upgrading the lobby furniture in the lobbies. As such, Rancho was instructed to contact a previous Council Member, Ms. Kathy Hermanson, to inquire as to whether or not she will be interested in heading the Committee for replacement of furniture in the lobbies. Strata Council also instructed Rancho to inquire about volunteers to serve on the Committee via the summer newsletter.

f) **Universal Gym for Exercising:**

Rancho presented a price quotation from Life Fitness based on a 36-month lease. The cost for a Universal Gym will be approximately $240.00 per month. After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with the above noted quote subject to updated prices being confirmed.

g) **Annual Fire Equipment Testing:**

The Annual Fire Equipment Testing has recently been completed. As such, Rancho presented a report from Simplex Grinell pertaining to minor deficiencies with regards to the fire system. After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the expenditure of up to $3,000.00 for carrying out the minor deficiencies that were reported. Furthermore, approximately 100 units need to be accessed and Council instructed Rancho to coordinate access into those units and all costs will be charged back to those units. If a third access is required, a locksmith will be called to open the doors.

h) **Water Damage:**

The Strata Council was informed that there were two recent water loss incidents. One was regarding a washing machine malfunction and the second was regarding a heating pipe. Both of these items have been addressed by Incredible Restorations Ltd. After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to charge back to the strata lot Owner all costs affiliated with the washing machine water loss.

i) **Landscaping Recommendations:**

Rancho presented a report to the Strata Council from Para-Space Landscaping Inc. for upgrading several of the landscape areas throughout the common property. After reviewing the recommendations, it was **MOVED**, **SECONDED**, and **CARRIED** to approve up to $3,060.00 (plus GST) to carry out the recommended work.

Several concerns were expressed with regards to the area next to the Cambie Bridge directly outside of the Concierge desk area. Specifically, it was noted that there could potentially be several homeless people living in that area. After discussion, the Strata Council instructed Rancho to have the building staff along with Genesis Security clear the area and remove all the junk that has been left behind. The Strata Council also instructed Rancho to obtain a price quotation for adding a chain-link fence along the area in order to keep homeless people out. This will also allow for the landscaping to further grow in the area.

j) **Building Envelope Preventative Maintenance Manual:**

The Strata Council was informed that the Maintenance Committee has recently met with RDH Engineering Ltd. in order to discuss the Preventative Maintenance Manual for the

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

j) **Building Envelope Preventative Maintenance Manual – Cont'd:**
building envelope that has recently been compiled by RDH. Several changes have been made to the manual and a final draft will be presented to the Strata Council at a further date.

A suggestion was made by a Strata Council Member to retain the services of RDH Engineering Ltd. on a per hour basis in order to have a review of the exterior ledges along the outside of the building in order to provide cleaning recommendations. RDH should also look at providing recommendations for sealing all of the bricks around the property. After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with the above noted recommendation.

k) **Fob Recertification:**
A suggestion was made to have a recertification done of all Fobs that have been assigned to the various Residents and trades. Any Fobs that are not reported within the given time period will be deleted from the system. Notices will be circulated to all Owners accordingly.

l) **Glass Sculpture Outside of Restaurant:**
A concern was raised by a Strata Council Member with regards to the glass sculpture which is located outside the La Terraza Restaurant. Specifically, it was noted that the glass needs to be cleaned. After discussion, the Strata Council instructed Rancho to have the area cleaned.

m) **Junk Bins:**
A suggestion was made to have two bins placed near the Waterworks and Landmark 33 compactor rooms for the purpose of allowing Residents to dispose of their junk items which cannot be placed in the compactor. After discussion, Strata Council instructed Rancho to coordinate the above and to notify all Residents via the newsletter.

n) **Summer Barbecue:**
This year's Annual Summer Barbecue has been scheduled for Saturday, August 12th, 2006 from 2:00 p.m. to 6:00 p.m. Notices closer to the date will be circulated to the Residents.

o) **Vandalism on Common Property:**
Strata Council was informed that the vandalism throughout the common property has improved over the last month or so. Rancho and the on-site staff, along with the security company, are continuing to monitor the situation.

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. **NEXT MEETING**

The next meeting will be the Strata Council Meeting and has been scheduled for Tuesday, September 19th, 2006 at 6:30 p.m. in the Meeting Room at 1009 Expo Blvd.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED,** and **CARRIED** to terminate the Strata Council/Residential Executive Meeting at 7:50 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)

STRATA FEES/PRE-AUTHORIZED PAYMENT

Should you ever have any questions regarding your strata account, please feel free to contact our Accounts Receivables Department at: 604 331-4279. You can also contact this number if you would like to be set up on Pre-Authorized Payment, whereby we can debit your account with your monthly strata fees. If you are paying by cheque, owners are reminded that strata fees are due on the first of every month. Cheques received later than the first, may result in late penalties being assessed.