

**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 20TH, 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
Jason Metcalfe

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD. ("RANCHO"):

Chris Sargent, General Manager
Gus Ramirez, Property Manager
Patrick Frechette, Junior Property Manager

REGRETS:

Lawrence Keenan, Commercial Section Representative
Robert Paterson, Treasurer

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 October 16th, 2007

There being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the Strata Council Meeting minutes of October 16th, 2007, as presented.

4. **FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the period ending September 30th, 2007. A detailed review ensued of the revenue and expense categories.

4. **FINANCIAL REPORT – CONT'D**

a) **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

b) **Chargebacks:**

A discussion ensued with regards to several outstanding chargeback amounts to Owners' Strata accounts for water damages caused by fixtures which the Owner(s) are responsible for maintaining (i.e. appliances, toilets, etc.)

After discussion, it was **MOVED, SECONDED, and CARRIED** to pass the following Rule and Regulation:

"Where an Owner fails to pay a chargeback amount, outstanding chargeback amounts will be subject to an interest charge of 10% per annum compounded annually."

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the September 30th, 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 window cleaning work has been postponed to early 2008.
- The replacement of the carpet for the third floor of the "Waterworks" has been ordered.
- KJA Elevator Consultants is attempting to conduct a meeting with Otis Elevators, the elevator maintenance company, in order to discuss issues pertaining to the ongoing maintenance of the elevators. Once the meeting takes place, the Strata Council will be given a copy of the minutes of the meeting.
- The replacement compactor for the "Waterworks" building has been installed.
- 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 in January, 2008.
- The building staff have fully cleaned the storage locker rooms.
- Junk removal bins were recently placed within the loading bays of the buildings. Notices were issued to all Residents reminding them that the

5. **JOINT/RESIDENTIAL ISSUES**

a) **Property Management Report – Cont'd:**

junk bins were available for their use for disposal of junk items such as old furniture, old mattresses, etc.

- New sandwich board style signs have been ordered in order to remind Residents of the daily closure of the Nelson and Cambie St. overhead garage doors.
- The pick up of the compactor within the Commercial area has been increased from once every two (2) weeks to once per week.

b) **Bathtub Faucets (Brass Pipe Nipple Replacement):**

The Strata Council was presented with three (3) price quotations for changing the faulty brass pipe nipples which are found within the bathtub water fixtures inside the suites. After discussion, the Strata Council instructed Rancho to obtain clarification on some of the quotes. Further, it was **MOVED, SECONDED, and CARRIED** to proceed with replacing the faulty brass pipe nipples as described above in those units where they have not been replaced in at a maximum cost of \$80.00/hr plus parts and to bill back the cost to the Owners of the suites.

c) **Solar Heating for Pool:**

Rancho presented a proposal from Taylor Munroe Energy Systems Inc. for adding solar panels to the existing pool area. After discussion, it was decided to **TABLE** the discussion of this item until the next Strata Council Meeting. The Strata Council also instructed Rancho to obtain clarification on a number of items pertaining to the proposal that was presented.

d) **Pool Deck:**

As per discussions at the previous Council Meeting, Rancho presented a price quotation from Accurate Glass Ltd. for supplying and installing heat strengthened canopy glass to the existing steel structure which is located in the pool deck area. The cost for doing so is approximately \$12,715.00. After discussion, it was decided not to proceed with this item. The Strata Council instructed Rancho that in the spring/summer season, to inquire as to purchasing a canvass for the pool deck area.

A discussion ensued with regards to obtaining a price quotation for having a built in barbecue on the pool deck. After discussion, the Strata Council instructed Rancho to obtain a price quotation for the above noted suggestion.

e) **Services Survey:**

Pursuant to discussions at the previous Council Meeting, Rancho presented a draft of the services survey which would be sent to all Residents at "Marina Pointe". The survey is being conducted in order to obtain input from the Residents on several building related matters. After discussion, the Strata Council instructed Rancho issue the survey to all Residents at "Marina Pointe".

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

f) **Suite 300:**

It was **MOVED, SECONDED, and CARRIED** to increase the rent for suite 300 by the maximum allowable under the Residential Tenancy Act which is 3.7%.

g) **Suite 100:**

It was **MOVED, SECONDED, and CARRIED** to increase the rent for suite 100 to \$600.00/month.

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.

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

7. **NEW BUSINESS**

a) **Entryway Cleaning:**

A suggestion was made by a Strata Council Member to have the building staff power wash and seal the concrete areas at the entrances of the buildings. After discussion, the Strata Council instructed Rancho to have the building staff complete the above.

b) **"Landmark 33" Entrance Canopy:**

A suggestion was made by a Strata Council Member to have the posts of the canopy at the entrance of the "Landmark 33" building painted.. After discussion, the Strata Council instructed Rancho to have the building staff complete the above.

c) **Exterior/Christmas Lights:**

Several suggestions and ideas were discussed pertaining to improving the lights on the exterior of the building and adding Christmas lights for the Christmas season. After discussion, the Strata Council instructed Rancho to proceed with improving the lighting on the exterior of the building in accordance with the suggestions that was discussed at tonight's meeting.

d) **Lobby Furniture/Painting:**

The Strata Council was informed that the lobbies have now been painted. As such, the lobby furniture will be delivered within the next one to two weeks.

e) **Monitors in Elevators:**

A suggestion was made by a Strata Council Member to have the Concierge/Security Staff conduct a daily inspection of the monitors within the elevators as some of the monitors are malfunctioning on an intermittent basis. After discussion, the Strata Council instructed Rancho to implement the above noted suggestion.

8. **NEXT MEETING**

The next event will be the social gathering which is tentatively scheduled for **Tuesday, December 18th, 2007 at 6:30 p.m.** in the recreation lounge at Club H20. Thereafter, the next Strata Council Meeting will be on **Tuesday, January 22nd, 2008 at 6:30 p.m.** in the meeting room at 1009 Expo Boulevard.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:00 p.m.

Respectfully Submitted,



Gus Ramirez, Property Manager
Rancho Management Services (B.C.) Ltd.
Phone: 604-331-4251
Email: gramirez@ranchogroup.com

HOLIDAY GREETINGS

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

Please note that during the Christmas 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 14	CLOSED AT 1:00 PM
MONDAY, DECEMBER 24	CLOSED AT 3:00 PM
TUESDAY, DECEMBER 25	CLOSED
WEDNESDAY, DECEMBER 26	CLOSED
MONDAY, DECEMBER 31	CLOSED AT 3:00 PM
TUESDAY, JANUARY 1	CLOSED