

**STRATA CORPORATION LMS2995-MARINA POINTE  
THE WATERWORKS  
YALETOWN LTD. EDITION  
LANDMARK 33**

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**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, MAY 20<sup>TH</sup>, 2008 AT 6:30 P.M.**

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**IN ATTENDANCE:**

Barry Ferguson, President, Maintenance & Building Staff Committee  
Robert Paterson, Treasurer  
Jolayne Fournier, Landscaping & Housekeeping Committee  
Lawrence Keenan, Commercial Section Representative  
Irfan Rehmanji, Vice President  
Kathy Hermanson

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

Chris Sargent, Strata Agent  
Gus Ramirez, Strata Agent  
Patrick Frechette, Strata Agent

**REGRETS:**

Jason Metcalfe

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:30 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 April 15<sup>th</sup>, 2008.

There being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the Strata Council Meeting minutes of April 15<sup>th</sup>, 2008 as presented.

**4. FINANCIAL REPORT**

Rancho presented to the Strata Council the financial statements for the period ending March 31<sup>st</sup>, 2008. 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 informed the Strata Council that measures are being taken to collect the outstanding amounts.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the March 31<sup>st</sup>, 2008 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 and that has been completed throughout “Marina Pointe”. These items include the following:

- The annual fire equipment testing has been completed.
- Drying fans and a dehumidifier have been purchased by the Strata Corporation.
- Unexpected water shut-down – a claim has been filed with the City of Vancouver.
- Grease trap maintenance - a service agreement with a grease removal company is currently in progress.
- The brass pipe nipple replacements in all suites are currently in progress.
- KJA Elevators is working on their quarterly review of the maintenance of the elevators as per the preventative maintenance contract.
- The “Landmark 33” canopy painting will take place during warmer weather.

b) **Security Cameras:**

The Strata Agent presented to the Strata Council a quote from Panorama Technologies Ltd. for adding additional cameras throughout the property. After discussion, the Strata Council decided not to proceed with this item.

c) **2008/2009 Proposed Operating Budget:**

Rancho presented to the Strata Council a draft of the 2008/2009 Proposed Operating Budget. Rancho informed the Strata Council as to how the figures were derived. After a detailed review of the budget, it was decided to approve the Proposed Operating Budget to be presented to all Owners at the upcoming Annual General Meeting with a 2% increase in the overall Strata fees.

d) **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  $\frac{3}{4}$  vote resolutions were added to the agenda:

- i) Resolution “A” – A  $\frac{3}{4}$  Vote Resolution to authorize the Strata Council to implement the recommended preventative maintenance work by RDH (exterior painting and re-caulking) and a Special Levy in the amount of \$300,000.00 (due in one instalment on February 1<sup>st</sup>, 2009) to fund the work. This will be done over a two (2) year period.

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

d) **Agenda/Cover Letter – Cont'd:**

- ii) Resolution “B” – A  $\frac{3}{4}$  Vote Resolution to authorize the Strata Council to proceed with the legal action against the Developer for the balancing valve matter and a withdrawal of up to \$75,000.00 to fund the action.
- iii) Resolution “C” – A  $\frac{3}{4}$  Vote Resolution to eliminate the 2007/2008 operating deficit in the amount of \$18,124.00. Such expenditure is to be withdrawn from the contingency fund.

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.

After reviewing the correspondence, the Strata Council instructed Rancho on how it wishes to respond.

7. **NEW BUSINESS**

a) **Squash Court:**

A Strata Council Member informed Rancho that some of the drywall in the squash court is in need of repair. After discussion, the Strata Council instructed Rancho to proceed with the necessary work.

b) **TV in Lounge Room:**

Rancho informed the Strata Council that there have been some technical problems with the big screen TV in the lounge room and that repairs will be needed. After discussion, the Strata Council decided that since the extended warranty on the TV was purchased, a request should be made to Future Shop have the TV replaced.

c) **Exercise Room:**

A Strata Council Member informed Rancho that one of the mirrors in the exercise room needs to be replaced. After discussion, the Strata Council instructed Rancho to look into replacing the mirror.

d) **Barbecues:**

A suggestion was made to replace the two (2) barbecues in the pool deck area. After discussion, Council instructed Rancho to have the two (2) barbecues replaced.

e) **Storage Lockers:**

A discussion ensued with regards to the possibility of adding some storage lockers in some of the unused common areas i.e. the bike rooms. After discussion, the Strata Council instructed Rancho to look into obtaining price quotations for adding lockers.

7. **NEW BUSINESS – CONT'D**

g) **Balancing Valves – Cont'd:**

The Strata Council was provided with an update pertaining to this matter. After discussion, it was decided to present this item to the Owners at the Annual General Meeting for further discussion.

8. **NEXT MEETING**

The next meeting will be an Annual General Meeting and has been scheduled for **Tuesday, June 17<sup>th</sup>, 2008 at 6:30 p.m.** at 1009 Expo Boulevard.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:00 p.m.

Respectfully Submitted,



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

**RANCHO'S INTERNET SITE**

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at **<http://www.ranchovan.com>**. The log in for Marina Pointe is **LMS2995**, and the password is **ranchovan**. Any questions and comments can be forwarded to us by email at: **pmgr@ranchogroup.com** or by calling us at: (604) 684-4508.