

**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, BC, ON TUESDAY, JANUARY 24<sup>TH</sup>, 2006 AT 6:30 P.M.**

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**IN ATTENDANCE:**

Barry Ferguson, President, Maintenance, and Building Staff Committee

Jolayne Fournier, Secretary, Landscaping & Housekeeping Committee, Social Committee, Vice President

Robert Paterson, Treasurer

**REGRETS:**

Mark Greenberg, H20/Amenity Supervisor

Lawrence Keenan, Member at Large (Commercial Section Representative)

Kathy Hermanson

**Representing Rancho Management Services (B.C.) Ltd. ("Rancho"):**

Chris Sargent, Senior Property Manager

Gus Ramirez, Property Manager

**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, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the agenda as presented.

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

Council reviewed the minutes of the Strata Council Meeting held on November 15<sup>th</sup>, 2005. There being no errors or omissions, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the Executive/Strata Council Meeting minutes of November 15<sup>th</sup>, 2005 as circulated and presented.

**4. FINANCIAL REPORT**

Rancho presented to the Strata Council the Financial Statements for the Residential and Joint sections for the periods ending September 30<sup>th</sup>, 2005, October 31<sup>st</sup>, 2005 and November 30<sup>th</sup>, 2005. A detailed review ensued with regards to the revenues and expenses as of November 30<sup>th</sup>, 2005.

**i) Accounts Receivable:**

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

4. **FINANCIAL REPORT – CONT'D.**

After further discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the financial report as presented for the periods ending September 30<sup>th</sup>, 2005, October 31<sup>st</sup>, 2005 and November 30<sup>th</sup>, 2005.

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) **Water Damage:**

Rancho informed the Strata Council of a recent water damage incident that occurred within one of the Strata Lots. The cause of the water damage was a faulty valve underneath the kitchen sink.

After discussion, due to the fact that the incident generated from a kitchen sink, it was **MOVED, SECONDED** and **CARRIED** to charge back all of the affiliated restoration costs to the Owner of the Strata Lot where the incident occurred.

c) **Common Area Cleaning:**

As per instructions given at the previous Council meeting, Rancho informed Council that Priority Building Services has been advised that the Strata Corporation is not satisfied with the overall cleaning services at 1009 Expo Blvd. As such, Rancho further informed that Priority Building Services has taken the following action to remedy the above concerns:

- There is now a log book at the Concierge desk, which all cleaners have to sign whenever they are in and out of the building,
- Suggested a monthly tour with the Property Manager to ensure the standards of the Strata Corporation are being met with regards to the overall cleanliness of the building.

After discussion, the Strata Council decided to monitor the cleaning situation at the 1009 Expo Boulevard building. Further, the Strata Council instructed Rancho to inform Priority Building Services that the steam rooms at Club H2O must be cleaned on a daily basis.

d) **Townhouses Exterior Painting:**

As per discussions at the past Annual General Meeting, Rancho presented a price quotation from Pro Star Painting and Restoration Ltd. for painting all of the concrete canopies and balcony ceilings of the townhouses of the Beatty Mews area. The cost for having the above noted work completed is \$6,300.00 (plus GST). Rancho also presented a price quotation from Pro Star Painting and Restoration Ltd. for power washing all of the brick surfaces of the townhouses in the Beatty Mews area for a cost of \$2,800.00 (plus GST).

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the above noted price quotation from Pro Star and Restoration Ltd. on the provision that the work is completed in May or June 2006.

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

e) **Heat Exchanger:**

Rancho presented a price quotation from Honeywell Ltd. for replacing one of the heat exchangers at the Landmark 33 building, which was recently found to be faulty. The cost of replacing the above noted heat exchanger is approximately \$8,858.00 (plus GST). After discussion, due to the fact that this was considered an emergency expenditure, it was **MOVED, SECONDED** and **CARRIED** to approve the expenditure of \$8,858.00 (plus GST) to replace the above noted heat exchanger and to withdrawal all affiliated costs for this work from the contingency fund. The Council also instructed Rancho to look into the possibility of having the faulty heat exchanger re-built.

f) **Security/Concierge Services:**

Several discussions have ensued amongst the Strata Council with regards to engaging the services of a 3<sup>rd</sup> party security company to carry on the security services from 10:00 p.m. to 6:00 a.m. daily. Furthermore, the discussions have also ensued about retaining the services of the Head Concierge, Simon Lai, as a direct employee of the Strata Corporation. After further discussion, it was **MOVED, SECONDED** and **CARRIED** to terminate the existing contract with CMI for both the security and Concierge services effective.

It was also **MOVED, SECONDED** and **CARRIED** to retain the services of the Head Concierge, Simon Lai, as a direct employee of the Strata Corporation and to have Simon Lai carry on the duties of managing the Concierge Staff, i.e. hiring Concierge Staff and managing the overall performance of the staff. The Concierge Services for Strata Plan LMS2995 will remain as a 24 hour Concierge/Security service to all of the Residents.

It was also **MOVED, SECONDED** and **CARRIED** to retain the services of Genesis Security Ltd. for carrying on the nightly security services at Marina Pointe during the hours of 10:00 p.m. to 6:00 a.m. from Monday through Sunday.

g) **Rental Bylaw:**

A suggestion was made to have a Bylaw in place with regards to having Owners that rent out their units to retain services from professional rental agencies (excluding having Rancho manage any of the suites due to the fact that it would be a conflict of interest) or officer to ascertain the suitability of an applicant that is interested in renting one of the Strata Lots within Marina Pointe. As such, Rancho presented a sample Bylaw with regards to implementing the above noted suggestion. After reviewing the sample Bylaw the Strata Council instructed Rancho to have the Strata Corporations' lawyer, Mr. James Blay, provide his legal opinion on the enforceability of the proposed Bylaw.

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. **NEW BUSINESS**

a) **Racquetball Court:**

A suggestion was made by a Strata Council Member to have the floor of the racquetball court refinished. After discussion, the Strata Council instructed Rancho to look into having the above noted floor refinished. A suggestion was also made to have all the walls up to the ceiling in the racquetball court cleaned. After discussion, the Strata Council instructed Rancho to have the noted item completed.

b) **New Council Member:**

It was **MOVED, SECONDED** and **CARRIED** to appoint Irfan Rehmanji to the Strata Council and the Residential Executive for the remainder of the fiscal period.

8. **NEXT MEETING**

The next meeting will be a Strata Council/Residential Executive Meeting and has been scheduled for **Tuesday, February 21<sup>st</sup>, 2006 at 6:30 p.m.** The meeting will be held in the meeting room at 1009 Expo Blvd. Vancouver, BC.

9. **TERMINATION OF JOINT SECTION MEETING**

There being no further business, it was **MOVED, SECONDED**, and **CARRIED** to terminate the Strata Council/Residential Executive Meeting at 8:05 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.