



**MARINA PLACE  
STRATA PLAN VR 447**

**STRATA COUNCIL MINUTES  
TUESDAY, DECEMBER 13 , 2011, 7:00 PM**

**COUNCIL PRESENT:**

<b>Jane Evans</b>	<b>President</b>
<b>Julie Trant</b>	<b>Vice-President</b>
<b>Mary Collins</b>	<b>Treasurer</b>
<b>Martin O'Keane</b>	<b>Secretary</b>
<b>Pamela Allen</b>	
<b>Dave Miller</b>	

**ABSENT:**

**David Telio**

**MANAGEMENT PRESENT:**

**Christine Turner, Property Manager  
Pacific Quorum Properties Inc.  
christine@pacificquorum.com / direct line: 604-638-1965**

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**1. CALL TO ORDER**

The meeting was called to order at 7:05 p.m.

**2. ADOPTION OF PREVIOUS MINUTES**

It was  
**MOVED/SECONDED** (Collins/Miller)  
To adopt the minutes of the October 3<sup>rd</sup>, 2011 Council meeting, as presented.

***CARRIED***

**3. BUSINESS ARISING**

**a. BC Hydro Program**

No decision regarding the light fixtures has been made yet. The sample light fixtures were returned to the lighting company. Council members and the property manager will continue searching for a suitable model.

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Tel: 604-685-3828 Fax: 604-685-3845

[www.pacificquorum.com](http://www.pacificquorum.com)

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**b. Window Survey**

The discussion centered on the value of having an independent company (an engineering firm or a consultant) do a building envelope assessment, in order to have a third party opinion regarding which type of window (e.g. frame material, mounting system) would be most suitable for Marina Place. Such an independent company may also be able to oversee the installation were the project to go ahead. The President has already collected indicative quotations for the cost of wholesale window replacement throughout the entire complex. A discussion of this topic will be part of the upcoming AGM.

**c. Handyman Quote**

The handyman's "to do" list has been completed with the exception of the items listed below:

- Repaint Marina Place logo signs
- Siding repairs ( 2 areas )
- Painting of one second floor patio door
- Rotting wooden dividers between units will need repair or replacement.
- Rusty roof fans and chimney vents will need painting next Spring.

**d. Fireplace Repairs**

The property manager was instructed to proceed with the repairs suggested by the chimney cleaning company for 3 units that had small cracks in the chimney.

**4. FINANCE**

**a. Financial Statements**

The financial statements from September and October 2011 have been reviewed by the Treasurer and were found to be in order.

It was  
**MOVED/SECONDED** (Collins/Evans)  
To adopt the financials as distributed.

***CARRIED***

**b. Draft Budget**

A draft was presented to strata council and the property manager will make the changes proposed.

**5. NEW BUSINESS**

There was no new business at the moment.

**6. ADJOURNMENT**

There being no further business, this meeting was adjourned at 8:15 p.m.

**The Next Meeting is the Annual General Meeting January 25<sup>th</sup>, 2012 at 7:00 pm at  
The False Creek Community Center.**

Submitted by:

**PACIFIC QUORUM PROPERTIES INC.**

**430 – 1200 West 73<sup>rd</sup> Avenue**

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<p><i>Please Note:</i> The Real Estate Regulations requires a vendor to provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from <i>Pacific Quorum Properties Inc.</i></p>
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