



**MARINA PLACE
STRATA PLAN VR 447**

**STRATA COUNCIL MINUTES
TUESDAY, JUNE 28, 2011, 7:00 PM**

COUNCIL PRESENT:

**Jane Evans
Mary Collins
Martin O'Keane
Pamela Allen
Dave Miller**

**President
Treasurer
Secretary**

ABSENT:

**Julie Trant
David Telio**

Vice - President

MANAGEMENT PRESENT:

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

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

2. ADOPTION OF PREVIOUS MINUTES

It was
MOVED/SECONDED (Collins/Evans)
To adopt the minutes of the March 14, 2011 Council meeting as presented.

CARRIED

3. BUSINESS ARISING

a. Window Replacement

The window replacement for unit #2262 will go ahead as per the wishes of the owner, mainly with brown interior and exterior colour. This will preserve a common look with the other existing windows. Strata Council is in the opinion that a future wholesale window replacement would see white interior adopted as the standard, quotes having shown this to be a cost effective solution. White interior tone is also brighter and is easier to colour match.

b. BC Hydro Program – Light Fixture Upgrade

The Strata Council decided to take advantage of the limited time incentive offered by BC Hydro to replace the fixtures and ballasts during July. Courtyard, balcony and garage light fixtures are affected. Owners will need to provide access to the electrician, the Property Manager will send the schedule via email. The significant energy bill reduction

and the improvement to complex aesthetics make this exercise attractive.

c. Window Survey

Dave has completed the survey and obtained a quote from White Rock Glass, the quote is for slightly less than \$9,000.00. He will be meeting this week with Accurate Glass for a competitive quote. Accurate Glass previously did work in the complex and made a good impression. As soon as the Strata Council has made a choice, the work will be scheduled so it can take place this summer.

d. Handyman Quote

Jane met with Bo Burns in order to show him around and provide him with the “to do” list, Bo agreed to perform everything on the list for \$925.00 plus tax.

The “to do” list includes the following:

- Scrub all stairs leading to all unit entrances
- Sweep out parking garage and remove oil stains
- Clean tiles in courtyard to remove residue
- Repair broken chimney bracket at unit #2250
- Paint gates and railings at Alder and 7th street entrances
- Repaint Marina Place logo signs
- Replace piece of rotten wood at unit #2252

4. FINANCE**a. Financial Statements**

The Financial Statements of January, February, March, April and May 2011 have been reviewed by the Treasurer, found in order.

It was

MOVED/SECONDED (Collins/Allen)

To adopt the financials as distributed.

CARRIED

5. NEW BUSINESS

a. Annual BBQ

The annual BBQ will take place this year on Wednesday, August 10, 2011 at 6:30 pm in the courtyard. Postings will be displayed to inform residents in the coming weeks.

b. Pruning

Once again the bushes have grown so fast that they will need to be trimmed, an arborist will be contacted.

c. Sticking Doors – Individual Units

The issue in the 3 units whose front doors were replaced last year is still to be resolved.

The doors stick to the point of being difficult to close and lock. The Property Manager will contact Walker Door once again to have them to rectify the problem.

d. Sticking Lock – Garage Entrance

The lock on the west entrance door to the parkade from the courtyard may need attention. Reports of jamming have come from various residents. The lock will be lubricated with a light oil (WD-40) as an immediate measure, and the situation will be monitored.

6. ADJOURNMENT

There being no further business this meeting was adjourned at 8:00 p.m.

The Next Meeting is Schedule for September 27th, 2011 at 7:00 pm in unit #1197.

<p>PLEASE NOTE THAT CHRISTINE TURNER CAN NOW BE CONTACTED DIRECTLY AT HER NEW PHONE NUMBER 604-638-1965</p>
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Dear Owners:

In our continuing efforts to improve our levels of service and communication with our clients, we are pleased to announce a new addition to our website. We have designed and implemented an **Online Service Request Form**.

This form may be used to report any non-emergency service and maintenance requests for in-suite or common property concerns. We stress that this is intended for strictly **non-emergency** reports.

Our online form contains all of the preliminary information required to get an owner's request initiated and acted upon efficiently and effectively. We will be notifying your building residents of this new initiative in upcoming strata council meeting minutes.

Please visit us at www.pacificquorum.com and view our new **Online Service Request Form**.

Thank you.

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

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Vancouver, BC V6P 6G5

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Website: www.pacificquorum.com

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਬਹੁਤੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਇਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਕਾ ਕਰਵਾਓ

Please Note: 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 Pacific Quorum Properties Inc.