



MARINA PLACE STRATA PLAN VR 447

ANNUAL GENERAL MEETING
WEDNESDAY, JANUARY 25, 2012, 7:00PM
False Creek Community Centre

COUNCIL PRESENT:

Jane Evans
Mary Collins
Dave Miller
Martin O'Keane
David Telio

ABSENT:

Pamela Allen
Julie Trant

MANAGEMENT PRESENT:

Christine Turner, Property Manager
Pacific Quorum Properties Inc.
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direct line (604) 638-1965

1. **CALL TO ORDER**

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

QUORUM

The Property Manager certified that the 20 eligible strata lots were represented by 13 owners, 12 in person and 1 by proxy; therefore, the quorum was present and the meeting was legal to proceed.

2. **OPENING REMARKS**

Council President, Jane Evans, welcomed everyone and briefly outlined the agenda of the meeting. All owners were distributed material outlining the quotes received for the window replacement versus window repairs. The pros and cons were debated by the ownership present. It was agreed that more information needs to be obtained, and a Special General Meeting will be called in a few months so that owners can make a final decision.

3. **ADOPTION OF PREVIOUS MINUTES**

It was:

MOVED and **SECONDED** (1197/1195)

To approve the minutes of the January 25, 2011 Annual General Meeting.

CARRIED

4. **INSURANCE OVERVIEW**

At this time the Property Manager provided an overview of the Strata Corporation's insurance coverage, explaining areas covered, limits of coverage, and deductibles. All owners were provided a copy of the insurance cover note in their notice package for this Annual General Meeting.

NOTICE

Also noted was the fact that owners may be responsible for the Strata's insurance deductible in the event of a claim which emanated from within the owner's unit.

Owners should investigate coverage for such deductible charge backs through their individual homeowners' insurance broker.

5. CONSIDERATION OF THE 2012 OPERATING BUDGET

Council Treasurer, Mary Collins, presented a summary of the Operating Account and the Contingency Reserve Fund so that owners could get a quick snapshot of the Strata Corporation's finances. The budget was then reviewed on a line by line basis. It was also noted that the proposed budget has no increase in strata fee rates for the upcoming year. It was:

MOVED and **SECONDED** (1185/1197)

To approve the budget, as presented.

CARRIED

There will be no increase in strata fees in 2012.

NOTICE - RE STRATA FEES

With the passing of the new budget the strata fee rates remain unchanged
from 2011.

(Please see attached schedule.)

6. ¾ VOTE RESOLUTION # 1 – Expenditure from the Contingency Reserve Fund (CRF)

BE IT RESOLVED:

Owners of Strata Corporation VR 447 approve the expenditure of a maximum of **Fifteen Thousand Dollars** (\$15,000.00) for the purpose of replacing the roof / decks of units 1193, 1195 and 1197. The funds required for this expenditure will be a transfer from the CRF for a maximum of **Fifteen Thousand Dollars** (\$15,000.00)

It was then:

MOVED and **SECONDED** (1185/2252)

To approve the resolution as presented.

13 In Favour

CARRIED

7. NEW BUSINESS

a. **Parkade Break-In**

A break-in recently occurred in the parkade, and a few bikes were stolen. If your bicycle is no longer in the parkade, please report the theft to the local police. You will need to make a claim through your personal homeowners' insurance policy. The officers that initially attended just after the break-in could not see any sign of forced entry sign; they could only speculate that the slow-moving parkade gate may have been the thief's point of entry.

b. **Parkade Door Lock**

A locksmith will be called in to assess the safety of the doors leading to the parkade.

c. **Staining Estimate and Condition of the Wood**

There should be an evaluation of the condition of the wood and an estimate for staining should also be obtained so that we know where we stand with the staining fund.

d. **Moss Cleaning**

An owner reported still seeing some moss on the roof. This will be inspected when the Level 2 Patio Roofs are replaced this spring.

e. **Leaf Blowing by Cleaners**

The cleaners use a leaf blower constantly even when there are only a few leaves on the ground. A broom should be use instead, and the Property Manager will contact the cleaning company to advise them.

8. **ELECTION OF 2012 STRATA COUNCIL**

The floor was opened up to nominees and/or volunteers for the 2012 Strata Council, with the following outcome:

1.	Jane Evans	#1197
2.	Martin O'Keane	#2252
3.	Dave Miller	#1191
4.	Mary Collins	#1185
5.	Pamela Allen	#1181
6.	Bernice Crick	#1193
7.	Melinda Coghill	#1199

It was then:

MOVED and **SECONDED** (1185/1197)

To close the floor to further nominations.

It was then:

CARRIED BY ACCLAMATION the Approval of the 2012 Strata Council.

9. **ADJOURNMENT**

There being no further business the meeting was adjourned at 8:40 p.m.

**THE DATE OF THE NEXT COUNCIL MEETING IS SCHEDULED FOR WEDNESDAY,
MARCH 14, 2012 AT 7:00 P.M. IN UNIT # 1197.**

Submitted by:

Christine Turner

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