



MARINA PLACE STRATA PLAN VR 447

**STRATA COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 11, 2012, 7:00 PM**

COUNCIL PRESENT:

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

COUNCIL REGRETS:

Melinda Coghill

MANAGEMENT REGRETS:

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 7:06 p.m.

2) **ADOPTION OF PREVIOUS MINUTES**

It was:

MOVED/SECONDED

To approve the minutes of the October 4, 2012 Council Meeting as presented.

CARRIED

3) **BUSINESS ARISING**

a) **Pest Control**

The monitoring of the bait/traps set by the pest control company resulted in catching 1 rat so far. There seems to be a reduction in pest activity, however monitoring will continue for the time being.

b) **Parkade Door Replacement**

The two companies that were contacted, Overhead Doors and Ideal Doors, will make a second visit to the complex to assess the project in more detail. In order to achieve faster opening and closing times a move to an overhead "roll up" style door from the current sliding door is being considered. One important detail is to quantify the maximum permissible vehicle height should we indeed go to an overhead "roll up" door. Once all the information has been gathered, the company with the best proposal will be invited to present at the upcoming Annual General Meeting.

- c) **Window Replacement Update**
All the windows have been replaced, and all deficiencies have been addressed. A scratch on a wooden floor in one unit will need to be attended to by a flooring company. It was noted that the windows of one unit were installed differently than the other units for technical reasons, the Property Manager will follow up with Ecowest to get clarification of this.
- d) **New Cleaning Company**
Spectrum, the new cleaning company, started their contract this week. So far the Strata Council can see they are more detail oriented and have already covered many areas that were not attended to in the recent past.
- e) **Lighting Replacement – Parkade**
Some defective ballasts in the parkade were replaced with new energy efficient units. The difference in light output is noticeable, and the new fluorescents bulbs installed have a longer life expectancy than the previous model.

4) **FINANCE**

- a) **Financial Statements**
The Financial Statements of August, September and October, 2012 were reviewed by the Treasurer, and found to be in order.

It was:

**MOVED/SECONDED
CARRIED**

- b) **Draft Budget**
Draft budgets were presented to the Council members and discussed in detail. The amendments discussed will be completed by the Property Manager and reviewed by the Strata Council before it gets sent to all owners in the AGM package in January.

Various building improvement projects are planned for next year, among these being skylight replacement and exterior staining of the complex.

- c) **Arrears**
The arrears were reviewed and three owners still have an outstanding balance from the window special levy. The Property Manager has contacted them to remind them of their payment obligations.

5) **NEW BUSINESS**

- a) **Grass Verge on West 7th Avenue**
The strip of grass between sidewalk and curb on West 7th Avenue is in poor shape, in some areas it is more mud than grass. An owner contacted the City of Vancouver to report the degradation of this area, but was informed the building is responsible for its upkeep. The owner pointed out that the muddy area is a potential slipping hazard. There was further correspondence with the City, but at

present it is not clear if anything further will be done by them.

b) **Courtyard Tile Replacement**

At least one courtyard tile needs to be replaced outside of unit #2258, Pacific Quorum will put together a short list of suitable contractors.

6) **ADJOURNMENT**

There being no further business to discuss the meeting was adjourned at 8:45 p.m.

7) **NEXT MEETING**

The next strata Council meeting will be held on January 10, 2013.

Minutes prepared by Council

Christine Turner, Property Manager
PACIFIC QUORUM PROPERTIES INC.
430 – 1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Tel: (604) 685-3828 / Fax: (604) 685-3845
Direct: 604-638-1965
Email: christine@pacificquorum.com
Website: www.pacificquorum.com

24-Hour Emergency Maintenance #: 604-685-3828

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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

ਗੁਰੂ ਸਾਡਾਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਇਸੇ ਵਿਸ਼ੇ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

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