



MARINA PLACE STRATA PLAN VR 447

STRATA COUNCIL MEETING MINUTES
WEDNESDAY, JULY 11, 2012, 7:00 PM

COUNCIL PRESENT:

Jane Evans
Dave Miller
Bernice Crick
Mary Collins
Melinda Coghill
Martin O'Keane

COUNCIL REGRETS:

Pam Allen

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 7:05 p.m.

2) **ADOPTION OF PREVIOUS MINUTES**

It was:

MOVED/SECONDED

The minutes from May 15th, 2012 were adopted with one correction; see below in "Business Arising".

CARRIED

3) **BUSINESS ARISING**

a) **Correction of May 15, 2012 Minutes**

Point 5. b) Erroneously stated that "repairs were performed" in unit #1193 on an area of rot adjacent to the dryer vent under the stairs. In fact, the contractor renovating the unit treated the area so as to prevent further damage occurring in the medium term. To resolve the problem, however, a repair needs to be done from exterior of the unit. Strata Council has been informed of this issue.

A sample was taken in unit #1199 and no similar problem was found. Council had requested this test, in order to have more information on how widespread this issue could be.

b) **Deck Roof Repairs – Units #1193, #1195, #1197**

Crucial Roofing are due to begin this work the week beginning the 17th of July. The budget was approved at this year's AGM in January. Crucial Roofing still

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have material on site from previous work, they have been reminded of this fact.

c) **Window Replacement**

Strata discussed the information package sent to owners for the upcoming Special General Meeting on July 26th, 2012. The Depreciation Report is on track for presentation at the SGM.

d) **Lighting Replacement**

The subject of lighting fixture replacement on porches and in the garage was raised by an owner. This project is currently on hold pending a decision on window replacement.

e) **Courtyard Power Washing**

The cleaning is to be done soon, ideally before the annual complex barbeque. This is to address the “effervescence” issue noted in previous minutes.

f) **Annual Barbeque**

Is scheduled for August 9th at 6:30pm, signs to be posted.

g) **Roof Vent Repairs – Units #1191, #1193**

A quote for this work was approved by Council, the Property Manager will advise on the next steps.

h) **Decorative Rock**

Decorative river rock is to be re-ordered to cover various bare areas both front and back of units #1193 to #1199 inclusive. This comes at a modest cost and was approved by Council.

i) **Rodents/Wasps**

A pest control company is still working on this issue in and around the complex, and has reported some success.

4) **FINANCE**

a) **Financial Statements**

The Financial Statements of April and May 2012 were reviewed by the Treasurer, and found to be in order.

It was:

**MOVED/SECONDED
CARRIED**

5) **NEW BUSINESS**

a) **Garage Break In**

The recent theft of a number of bicycles and other items from the garage was raised. As an immediate measure signs will be posted politely requesting owners to wait in their vehicles until the garage door closes fully before leaving. A

medium term action is to have the Vancouver Police Department do a safety review of the garage area, Council to look into this.

b) **Tree/Shrub Pruning**

Shrubs in the complex need to be trimmed, and one or more of the trees may need attention. Apparently the Property Manager knows of a good arborist, her advice will be sought.

6) **ADJOURNMENT**

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

The next meeting will be scheduled after the upcoming Special General Meeting.

**PLEASE NOTE THAT CHRISTINE TURNER CAN NOW BE CONTACTED DIRECTLY AT HER
DIRECT PHONE NUMBER
604-638-1965**

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:

Christine Turner

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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

ਗੁਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਬਿਨੇ ਬੋਲੋ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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