



MARINA PLACE STRATA PLAN VR 447

**STRATA COUNCIL MEETING MINUTES
TUESDAY, MAY 15, 2012, 7:00 PM**

COUNCIL PRESENT:

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

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. by the Property Manager.

2) **ADOPTION OF PREVIOUS MINUTES**

It was:

MOVED/SECONDED (Allen/Evans)

To approve the Strata Council Meeting minutes from December 13, 2011 and March 14, 2012, as presented.

CARRIED

3) **BUSINESS ARISING**

a) **Strata Council Officers**

| | |
|---------------------|-----------------|
| President | Jane Evans |
| Vice-President | Melinda Coghill |
| Treasurer/Secretary | Martin O'Keane |

b) **Renovation/Window Replacement – Unit #1193**

Council members and the Property Manager were invited to tour the unit going through major remodeling.

c) **Three Roof Decks Replacement**

Strata Council confirmed they want to proceed with the replacement of the roof decks as per the discussion at the last Annual General Meeting. The Property Manager will contact Crucial Roofing to schedule a start date.

4) FINANCE

a) Financial Statements

The financial statements from February 2012 and March 2012 have been reviewed by the Treasurer and were found to be in order.

It was:

MOVED/SECONDED (O'Keane/Evans)

To adopt the financials as distributed.

CARRIED

5) NEW BUSINESS

a) Rodents/Wasp Nest

A council member has gathered a few quotes from different pest control companies to benefit the building with a 6 month contract monitoring the rodent issue that has been noticed. Another council member reported a wasp nest and it will be taken care of at the same time.

b) Rot Revealed Renovation – Unit #1193

The contractor renovating unit #1193 has encountered rotting wood around the vent of the dryer that is located under the stairs. The vent was reported to be 2/3 full of lint and a significant amount of condensation has developed causing the wood to rot. The repairs were performed and a bigger vent pipe was installed. The pipe elbows and the length of the vent is making it more difficult to totally remove the lint in areas that have the same design. To verify if other owners have the same issue, the construction team already on site will investigate by cutting a panel of drywall in unit #1199. A report will follow on their findings.

c) Depreciation Report

Strata Council requested the Property Manager provide options for a depreciation report. Not only will this become a requirement by December, 2013 it will also help to assess the status of the building. Since the main capital projects (roof and membrane) have been completed in recent years it will be useful to see how the windows perform and will be an important input to the Special General Meeting regarding the possible complex wide window replacement.

d) Door Paint/Mail Slot Repair

Two of the doors that were replaced last year have yet to be painted and the Property Manager was asked to get a handyman to perform the job. A mail slot is falling apart and needs to be replaced as well.

e) Building Maintenance Package

Service Master, a company used in other buildings by the Property Manager was asked to submit a quote for the Marina Place regarding their 5 item maintenance package. Their price was compared with the prices from other companies that were used in the past at the building and came in at a lower cost. The quote will be sent to Strata Council for their review.

f) **Fireplace Repairs**

The cracked fireplaces found during the chimney/fireplace inspection last fall have been repaired.

g) **Power Washing**

Annual power washing of the courtyard and access stairwells to the garage is being looked in to; the aim is to have this done in the summer.

h) **Quote for Trim painting of New Windows**

The trim around the new windows being considered would need to be painted after installation and a quote for the whole complex is required. The window installation company (Westeck) does not offer this service. This information should be obtained prior to an SGM regarding the possibility of a complex wide window replacement.

6) **ADJOURNMENT**

There being no further business to discuss the meeting was adjourned at 8:15 p.m.

Submitted by:

Christine Turner

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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

सबुती महत्वकी बिग्या अवबे बिमे बेहे दिग एा सुलेवा अवबर्ग

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