

STRATA PLAN VR 447 - MARINA PLACE
Minutes of the Strata Council Meeting, held on
Thursday October 4th, 2012 at 7:00 p.m. in Unit 1197

COUNCIL PRESENT: **Jane Evans**
 Dave Miller
 Bernice Crick
 Mary Collins
 Martin O'Keane

REGRETS: **Melinda Coghill**
 Pam Allen

Christine Turner, Property Manager
Pacific Quorum Properties Inc.
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1) CALL TO ORDER

The meeting was called to order at 7:00 pm in unit 2252 in order to look at an issue on the deck, then moved to unit 1197 at 7:15 pm.

2) ADOPTION OF PREVIOUS MINUTES

The minutes from July 11th, 2012 were adopted.
CARRIED

3) BUSINESS ARISING

a) Deck Structure Unit 2252

The wooden structure atop the deck is in poor shape, and will have partially or completely replaced. There will be no further action this year, however. No consensus was reached on whether the existing structure should be rebuilt without changes, or whether a slightly lower structure would be acceptable to the parties concerned. More work required on this issue.

b) Pest Problem (Raccoons)

The raccoons are attempting to nest under boards in the courtyard outside four 7th Avenue units. Corrective actions have been identified; the first response is to attempt to resolve the issue using volunteers from the complex. A quote for professional assistance has been obtained should this approach prove unsuccessful.

c) **Garage Doors**

Various issues with the West garage door required the intervention of a repair company in the recent past. All indications suggest that as a complex we must seriously consider replacing both garage doors for a faster closing, quieter operating, more modern solution. One quote for a replacement system has already been obtained, further competitive quote(s) are needed. Depending on the size of the investment an AGM resolution may be necessary, consequently the collection of additional quotes is now a priority.

d) **Basement level doors on common property**

Additional measures to increase the security of the property in the garage area are being investigated. The provisional conclusion is to replace door beside the recycling / garbage area, and to fit additional security features (security bars) to the East and West doors leading to the garage. No final decision has yet been made, and competitive quotes are required on the options being considered.

e) **Window Replacement**

Ecowest have fallen behind somewhat with the original installation schedule, but aim to make up some ground and have the project completed by the end of October. Reports from Owners have been positive on the workmanship of Ecowest, and of the care taken by their staff when working inside units. One Owner reported some damage caused during the window installation and will follow up directly with Ecowest.

f) **Outdoor Entrance (Porch) Lighting**

Neither of the two samples installed at units 1193 and 1197 met with universal approval, so the search continues. (NB: a word of thanks to Bill Darling from unit 2254 for installing the sample fixtures).

g) **Soil Rejuvenation**

A commercial company proposed measures to improve the soil quality in the courtyard planters. The Gardening Committee has already purchased and added fertiliser to the planters, no further action at this time.

h) **Maintenance Contract**

Council is currently examining the existing maintenance contract and is considering modifying the frequency of execution of certain tasks. The aim is to have a realistic maintenance schedule at an acceptable price.

4) **FINANCIALS**

a) **Financial Statements**

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

CARRIED

5) **NEW BUSINESS**

a) **Garage Light Replacement**

The light above one parking stall belonging to unit 1181 needs to be replaced. Contact Pacific Quorum for suitable contractors.

b) **Courtyard Tile Replacement**

At least one courtyard tile needs to be replaced outside unit 2258. Contact Pacific Quorum for suitable contractors.

6) **ADJOURNMENT**

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

The next meeting will be in December, 2012.

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.

ATTENTION:

Please keep these minutes on file as a legal record of your Strata Corporation's business.

*****Minutes submitted by Council*****

Christine Turner, Property Manager

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