

**THE AQUARIUS
STRATA PLAN LMS 3903
1199 MARINASIDE CRESCENT
1111 MARINASIDE CRESCENT
198 AQUARIUS MEWS
189 DAVIE STREET**

MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, DECEMBER 11TH, 2007 AT 6:30 P.M.

IN ATTENDANCE:

Orval Wright - Chairperson	Dieter Kirste
Don Grenfal - Treasurer	Nick Carter
Evert Gerretsen – Vice Chairperson/Secretary	Ljiljana Jankovic

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Senior Property Manager
Baldev Sondhi, Property Manager

REGRETS:

None

GUEST:

Trevor Eyford of Eyco Building Group Ltd.
For and on behalf of Owner of 2801, 1199 Marinaside

1. **CALL TO ORDER**

There being a quorum, the Meeting was officially called to order by the Strata Council Chairperson, Mr. Orval Wright, at 6:45 p.m.

2. **GUEST PRESENTERS**

Mr. Trevor Eyford attended tonight's meeting on behalf of suite 2801-1199 Marinaside Crescent to present to Council, details of their proposed renovation project and seek approval to proceed with the renovations. Council members asked various questions which Mr. Eyford responded to. Council members then thanked the guest presenter for attending the meeting and informed him that a decision regarding approval of the project would be communicated to the owner shortly. The guest was then excused from the meeting.

After discussion on the subject, it was **MOVED, SECONDED and CARRIED** to approve of the Owner's request.

3. **ADOPTION OF THE MINUTES**

There being no errors or omissions it was **MOVED, SECONDED, and CARRIED** to approve the minutes of November 13th, 2007 as presented and circulated.

4. **COMMITTEES**

a) **Financial Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal, reviewed the November 30th, 2007 financial statements with Strata Council members present. Some minor questions raised by the Council members present, were promptly answered by Rancho. It was **MOVED, SECONDED** and **CARRIED** to approve of the November 30th, 2007 financial statements.

It was **MOVED, SECONDED** and **CARRIED** to accept the Finance Committee report with thanks.

b) **Mechanical Committee Report:**

The Mechanical Committee headed by Mr. Dieter Kirste provided a report to the Council on various issues as follows:

i. **Replacement of CPVC Piping in Mechanical Room:**

Mr. Kirste presented to the Council a report with recommendations as submitted by Stantec Consulting Ltd. The observations and concerns expressed in the report were found to be quite informative. The recommendations proposed in the report were discussed by the Council members and the proposal will be brought up for further discussion at the upcoming Annual General Meeting in January 2008.

ii. **Relocation of Clothing Donation Bin:**

Mr. Kirste advised that the clothing bin belonging to Cerebral Palsy Association has been relocated and placed in a corner along the ramp on the same level.

iii. **Replacement of Smoke Detectors**

Mr. Kirste noted that during minor/major renovation projects, the smoke detectors on the respective floors, if not covered properly, can attract dust and trigger fire alarms causing avoidable inconvenience to residents. Also, the smoke detectors are rendered ineffective and cannot be put to reuse. After discussion it was decided that the Strata lots undergoing renovations shall, in future, be held responsible for the replacement cost of the smoke detectors, if adequate precautions are not taken by their contractors.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Mechanical Committee report as presented and with thanks.

c) **Parkade Committee Report:**

Mr. Orval Wright, Chair of the Parkade Committee, presented to Council his report for the month of November. He informed the Council that a light fixture

4. **COMMITTEES – CONT'D**

c) **Parkade Committee Report – Cont'd:**

has been installed outside the recycle room on P1 under 'B' tower, as it was dark during the night in that area. He also informed that due to increasing incidence of wrongful disposal of garbage and some of the residents not paying attention to the posted signs and instructions, a video camera has been installed inside the room. He further advised the Council that with a view to dispelling offensive odours that sometimes emanate from the garbage areas, one such odour control dispensing equipment has been installed by Cannon Hygiene on an experimental basis in garbage area on level 2 of 'A' tower. The equipment shoots odour repelling solution from time to time, as programmed, to keep the odours in check.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the parkade report as presented and with thanks.

d) **Landscaping Committee:**

Mr. Evert Gerretsen, head of the Landscaping Committee, advised the Council that following a meeting with Rob Huffman, owner of Carefree Greenery, it was decided that:

- A dying palm tree in the Villas will be replaced with a new plant.
- The large palm tree in AQ-1 lobby will be repotted.
- The Norfolk pine will be repotted and brought down from level 3 to AQ-1 lobby.

He also informed the Council that 5 topiaries have been placed in front of Townhouses from A to E replacing Cotoneaster shrubs. The area between AQ-2 and the Villas shall be covered in the next phase. Also, the front of the Aerobics has been repotted with Spiral pines giving it a much better look. Mr. Gerretsen advised that the maintenance of these new plants shall be done by Para Space Landscaping.

After discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve the Landscape Committee report as presented and with thanks.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/PROPERTY MANAGER'S REPORT**

a) **Building Energy Saving Program:**

Rancho advised the Strata Council that they are contacting the City of Vancouver to try and set up a date for a representative to come to the complex and provide information and a demonstration on how to save energy and reduce costs. When a date has been established, residents will be informed accordingly.

b) **Building Envelope Maintenance:**

Rancho advised the Strata Council that RDH consultants on Building Envelope Maintenance Program were contacted and have been asked to come in the second week of January to commence the process of updating the maintenance plan for 2008.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/PROPERTY MANAGER'S REPORT – CONT'D**

c) **Building Supervisor Report:**

The Strata Council reviewed the Building Supervisor Report for the month of November.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the Building Supervisor Report.

d) **Property Manager Report:**

Highlights of the November Property Manager Report include the following:

i) **In-suite Insurance:**

The Strata Council reviewed the issue of non-submission of proof of insurance by Owners. It was noted that there is still a sizeable number of Owners who are yet to show proof of insurance. Fines will continue to be levied for non compliance in the matter.

After discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve the Property Manager report as presented and with thanks.

6. **CORRESPONDENCE**

Council reviewed all the correspondence that had been received since the last meeting and gave instructions to Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to tli@ranchogroup.com, or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

7. **NEW BUSINESS**

a) **Draft Budget For The Year 2007-2008:**

The Strata Council reviewed the draft Annual General Meeting Package for 2007-2008. The Council Treasurer and Rancho Management explained to Council the reasons behind the proposed 3.9% increase in Strata fees. Various questions were posed and then answered in due course. Strata Council thanked the Finance Committee for their hard work in drafting the Annual General Meeting Budget.

b) **Rubber Flooring For Car Wash:**

Mr. Orval Wright, chair of the parkade committee, proposed the idea of installing rubber flooring in the car wash area to avoid constant wear and tear to the

7. **NEW BUSINESS – CONT'D**

b) **Rubber Flooring For Car Wash – Cont'd:**

membrane and also for easy cleaning of the area. Rancho was instructed to further look into the feasibility of having such flooring and get the quotes on the subject.

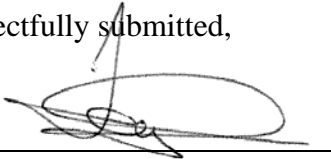
8. **NEXT MEETING**

The next meeting will be the Annual General Meeting and has been scheduled for **Tuesday, January 15th, 2008** at 7.00 p.m. in the Board room located at **Sutton Place at 845 Burrard Street, Vancouver BC**. Official notice of the Meeting will be mailed to all owners three (3) weeks in advance of the meeting.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:30 p.m.

Respectfully submitted,



Terry Li, Senior Property Manager
Rancho Management Services (B.C.) Ltd.
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HOLIDAY GREETINGS

At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!

Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.

RANCHO'S XMAS HOURS

FRIDAY, DECEMBER 14	CLOSED AT 1:00 PM
MONDAY, DECEMBER 24	CLOSED AT 3:00 PM
TUESDAY, DECEMBER 25	CLOSED
WEDNESDAY, DECEMBER 26	CLOSED
MONDAY, DECEMBER 31	CLOSED AT 3:00 PM