

**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, NOVEMBER 13TH, 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

GUESTS:

Michael Alexander and Dianna Waggoover , 901-1199 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**

Dianna Waggoover and Michael Alexander from 901-1199 Marinaside Crescent attended tonight's meeting to present details of their proposed renovation project to Council and to seek approval for the same. Council members asked various questions which Dianna and Michael responded to. Council members then thanked the Owners for attending the meeting and informed them that a decision in this regard would be communicated to them shortly. The guests were 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 October 9th, 2007 as presented and circulated.

4. **COMMITTEES**

a) **Financial Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal, reviewed the October 31st, 2007 financial statements with Strata Council members present. Some minor questions raised by the Council Treasurer were promptly answered by Rancho. It was **MOVED, SECONDED** and **CARRIED** to approve of the October 31st, 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 with his recommendations as follows:

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

Mr. Kirste advised the Council that the matter relating to the replacement of PVC piping in the mechanical room has been handed over to an engineer after a meeting with him. The engineer will submit a detailed report on the subject in a week or so.

ii. **Piping of Aerated Pump In 3rd Floor Lagoon:**

Mr. Kirste recommended to the Council that the aerator pump located near the Tower 2 entrance be piped to discharge its water near the entrance of Tower M, to improve the circulation in the south arm of the Lagoon.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the recommendation.

iii. **Installation of Booster Pumps:**

Mr. Kirste noted that in order to run the domestic water booster pumps only as needed in Towers A and B (to supply water to the upper parts of Towers A and B) it will be advisable to fit the booster pumps in each of the buildings with automatic controls. The pumps will then typically be off after midnight to save power and wear and tear.

After discussion, and seeing the merit in the proposal, it was **MOVED, SECONDED** and **CARRIED** to proceed with the matter.

Recently, two pump controls were installed to ensure uninterrupted supply of water to the upper suites in both towers in the event of a power shut down.

iv. **Relocation of Compactor:**

Council decided that the recently purchased commercial compactor will be used for replacement parts only. After a brief discussion, it was decided to move it to an empty space in the residential parking area.

4. **COMMITTEES – CONT'D**

b) **Mechanical Committee Report – Cont'd:**

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 October. He expressed his satisfaction of the recent power wash of the residential parkade including the Visitors. He, however, noted that there were a few stalls that could not be cleaned because the residents did not move their cars. He informed the Council that in accordance with a notice circulated to all residents prior to the parkade wash, the left over stalls are being cleaned now as and when they are found vacant and a clean-up fee of \$25 shall be charged to the respective Strata lot account. He also noted that some of the residents are still not following the posted signs in the garbage and recycling area. There have been instances where electronic equipment such as computer monitors, televisions etc. have been found dumped into the compactor.

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

d) **Landscaping Committee:**

Mr. Evert Gerretsen, head of the Landscaping Committee, noted that the location and the condition of a few indoor potted plants need to be reviewed and a meeting with the owner of Carefree Greenery shall be held soon to address the issues.

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

a) **Building Energy Saving Program:**

The Strata Council reviewed a report with recommendations received from City Green Solutions on Energy Efficiency Program. After discussion, it was decided to circulate the details of the Energy Saving Recommendations to residents for their responses. Further action will be taken thereafter.

b) **Building Envelope Maintenance:**

The Strata Council reviewed a proposal submitted by RDH Building Engineers, consultants on Building Envelope Maintenance Program. After a detailed discussion on the subject, it was **MOVED, SECONDED** and **CARRIED** to hire the services of RDH to update the maintenance plan for 2008.

c) **Major Alteration Projects:**

The Council reviewed the rules governing major alteration projects in view of the suggestions received on the issue from Clark Wilson LLP. The suggestions received from the lawyers were found to be quite useful and informative.

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

c) **Major Alternation Projects – Cont'd:**

After discussion, it was **MOVED, SECONDED** and **CARRIED** to adopt two new rules relating to restrictions on elevator use and a booking fee for elevators when they are being used by trades people.

d) **Building Supervisor Report:**

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

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

e) **Property Manager Report:**

Highlights of the October Property Manager Report include the following:

i) **In-suite Insurance:**

Rancho provided an update to the Council on the number of Owners who have still not provided proof of in-suite insurance. The Council was further informed that in terms of the final letter issued to the Owners, these Owners have been fined \$50.00 each for not meeting the deadline.

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) **Monitor Inside The Main Gate:**

Rancho was instructed to get a quote on the proposed installation of a monitor to be placed inside the main gate. The monitor will flash strata related messages to the residents while they are waiting for the main gate to close behind.

8. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, and has been scheduled for **Tuesday, December 11th, 2007** at 6:30 p.m. in the board room located at 188 Aquarius Mews Vancouver, BC.

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
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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