

**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, OCTOBER 9TH, 2007 AT 6:30 P.M.

IN ATTENDANCE:

Orval Wright - Chairperson	Dieter Kirste
Don Grenfal - Treasurer	Nick Carter
Evert Gerretsen	

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

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

REGRETS:

Ljiljana Jankovic

GUESTS:

None

1. **CALL TO ORDER**

There being a quorum, the Meeting was officially called to order by the Strata Council Chairperson, Mr. Orval Wright, at 6:40 p.m.

2. **ADOPTION OF THE MINUTES**

It was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of August 14th, 2007 as presented.

3. **COMMITTEES**

a) **Financial Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal, reviewed the September 30th, 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 September 30th, 2007 financial statements.

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

3. **COMMITTEES – CONT'D**

b) **Mechanical Committee Report:**

The Chair of the Mechanical Committee, Dieter Kirste, informed Strata Council members that the building staff is doing an excellent job in the day-to-day operations of the building. Since he has been away the past couple of months, he will follow up with the mechanical engineer about the inspection of the PVC piping in the mechanical room at the parkade.

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, noted that some of the Residents continue to abuse the visitor parking area. He was especially concerned about this in view of the forthcoming power wash of the parkade with the limited number of visitors' stalls available to accommodate the Residents. After discussion, it was decided to send letters of warning to the Residents caught in violation.

Mr. Wright noted Residents are still not following the posted instructions when disposing of the garbage and recycling. Mr. Wright noted that the portable cameras will be used to monitor the situation. It was **MOVED, SECONDED and CARRIED** to approve the parkade report.

d) **Landscaping Committee:**

Evert Gerretsen noted that winter flowers will be planted soon. The trees on Aquarius Mews will also be pruned in mid-October.

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

a) **Alternative Gas Suppliers:**

The Council thanked Council Member, Mr. Nick Carter, for presenting a summary and analysis of the Direct Energy and ECNG Energy proposal for providing gas to the building. The matter was discussed at length, and after considering the pros and cons of the issue, it was **MOVED, SECONDED, and CARRIED** not to proceed with the matter.

b) **Building Supervisor Report:**

Strata Council reviewed the Building Supervisor report for the month of September. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Building Supervisor's report.

c) **Property Manager Report:**

Highlights of the September Property Manager's report included the following:

i) **In-suite Insurance:**

It was noted that there are still a large number of Residents who, despite numerous reminders, have yet to submit their proof of in-suite Insurance.

4. **BUSINESS ARISING FROM PREVIOUS MINUTES/PROPERTY MANAGER'S REPORT- CONT'D**

c) **Property Manager Report – Cont'd:**

i) **In-suite Insurance – Cont'd:**

After discussion, it was **MOVED, SECONDED** and **CARRIED** to fine the Owners who still have not submitted their proof of insurance.

ii) **Painting of Fireplace Vents:**

Rancho informed the Council that PBEM has returned to complete the task of repainting defective fireplace vents identified by the staff.

5. **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.

6. **NEW BUSINESS**

a) **3rd Level Pond:**

Council noted that the pond on the 3rd level should be inspected. Rancho will have the Building Supervisor inspect the pond.

b) **CHOA Letter:**

Council noted it will be a good idea to subscribe to the CHOA newsletter. The CHOA newsletter updates Council on numerous strata related topics.

c) **Window Cleaning:**

Council is pleased with the work done by the current window cleaning company, A-Space.


7. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, and has been scheduled for **Tuesday, November 13th, 2007** at 6:30 p.m. in the board room located at 188 Aquarius Mews Vancouver, BC.

8. **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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Email: tli@ranchogroup.com

SECURITY

For the security of everyone, Residents are reminded to **NOT** let strangers into the building.
This helps to prevent vandalism and helps keep the building security at its highest level.