

**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, AUGUST 14TH, 2007 AT 6:30 P.M.

IN ATTENDANCE:

Orval Wright - Chairperson	Dieter Kirste
Don Grenfal - Treasurer	Ljiljana Jankovic

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager
Baldev Sondhi, Property Manager

REGRETS:

Chris Sargent, General Manager
Evert Gerretsen – Vice Chairperson/Secretary
Nick Carter
Glenn Taylor

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 6:35 p.m.

2. **RESIGNATION OF STRATA COUNCIL MEMBER**

Mr. Glenn Taylor submitted his official resignation as he has sold his unit in the building. Strata Council would like to thank Mr. Taylor for his years of valuable contribution to the Strata Council. It was **MOVED, SECONDED** and **CARRIED** to accept Mr. Taylor's resignation from Council.

3. **ADOPTION OF THE MINUTES**

It was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of July 10th, 2007 as presented.

4. **COMMITTEES**

a) **Finance Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal reviewed the June 30th, 2007 financial statements with Strata Council members present. Mr. Grenfal noted that the short term deposits are up for renewal and will be deposited into GIC's as they generate the highest interest rates. After discussion, it was **MOVED, SECONDED** and **CARRIED** to deposit the short term investments back into GIC investments. Mr. Grenfal would also like to look at the maturity dates of all the other short term investments for review. Rancho will provide these dates to Mr. Grenfal after tonight's meeting. Mr. Grenfal also reviewed the accounts receivables with Council members present. Various methods of collection of fines and various outstanding charge-backs were discussed. There was also discussion that a separate account should be set up for outstanding charge-backs thus removing them from the arrears list and give the Strata Council an accurate count of the number of strata lot Owners in arrears of their strata fees.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the June 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, informed Council of a recently discovered issue in the pond drainage system. If the filters in the pond are clogged, there is a possibility that the pipes might crack under pressure in the mechanical room thus leading to damage to the building. Mr. Kirste and Building Supervisor, Mr. Ken Davies, investigated further into this issue and recommend the hiring of a mechanical consultant to examine the pipes and the possible situations and scenarios. After discussion, it was **MOVED, SECONDED** and **CARRIED** to have a mechanical consultant provide an opinion on the situation of these pond drainage pipes.

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 the recycling memo/brochure to all residents is still to be drafted. Mr. Orval Wright also noted that if at all possible, residents should use the compactors for their garbage and recycle as much as possible as it costs more money to dump the compactor bins and the Strata Corporation is already paying for the recycling services. The garbage compactor is dumped at the City Transfer Station and the disposal fees are based upon weight, thus costing the Strata Corporation more money in removal fees, when a lot of items in the compactor could be recycled. Also, too much cardboard or newsprint in the garbage and the dumping fee can be increased by 50%. It is now against the law to dispose of technical equipment (TV's, computers, monitors, keyboards, phones, etc.) in the garbage.

Mr. Wright also recommended that the parking stalls in the visitor parkade (ground level) should have yellow lines painted to ensure that small cars fit in

4. **COMMITTEES – CONT'D**

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

these stalls. Apparently, large vehicles are parking in the small parking stalls blocking traffic into and out of the parkade. Rancho will direct the building staff to paint these lines as soon as possible.

Mr. Wright noted that the parkade is constantly full of trade vehicles due to various renovations. This results in having less parking for visitors of building residents. After discussion, it was decided that each unit will be limited to one trade vehicle at any given time to park in the visitor parkade. The Head Concierge will be directing traffic until the situation improves.

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

d) **Landscape Committee:**

Since Mr. Evert Gerretsen was absent from tonight's meeting, no Landscape Committee report was submitted.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/PROPERTY MANAGEMENT REPORT**

a) **Alternative Gas Provider Start Up Costs:**

Rancho provided to Strata Council more information on the alternative gas providers and the proposal for supplying gas to the building. Council member, Mr. Nick Carter, volunteered to review the contracts and details in greater length and will make recommendations to Council via email. Council members thanked Mr. Carter in advance for his volunteer efforts and will await his analysis prior to discussion and action.

b) **CARE Reports:**

Council members noted that all building issues relating to bylaw contraventions should be reported into the computer CARE reports. There were a couple of incidents where residents made reports to the concierge that did not make it into the CARE reports. Rancho will have a discussion with the concierge staff pertaining to this matter and make sure that they are continually entering CARE reports as building issues arise.

c) **Lagoon Membrane Maintenance:**

Strata Council members considered a proposal by the Building Supervisor, Mr. Ken Davies, for the addition of equipment called "Ultrasonic Algae Control Induction" which will lead to the reduction of algae growth. These devices would be mounted in various areas of the pond emitting sound waves which would destroy algae growth. Reduced algae growth would reduce the staff time needed to keep the pond clean and possibly clogging up the filter which could lead to pipe blockage problems. It was noted that the Building Supervisor has also approached various big complexes which have already had the system installed. The Building Supervisor will submit these reference letters when they are

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

c) **Lagoon Membrane Maintenance – Cont'd:**

received. In the meantime, it was decided that this issue will be deferred until more information and references are received.

d) **Building Envelope Maintenance:**

Strata Council members discussed the annual building maintenance program and how it could be controlled more efficiently as the building ages. It was noted that it might be worthwhile to obtain the services of RDH Engineering, the original company who supplied the maintenance report and have them conduct an annual review and manage the annual building envelope maintenance project. Rancho has already approached RDH for a cost pertaining to this matter and will submit it to Council members via email as soon possible. In the meantime, the staff at the Aquarius will still be overlooking the building envelope maintenance project. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approach RDH to submit a proposal for the annual review and management of the building envelope maintenance project.

e) **Building Supervisor Report:**

Strata Council reviewed the Building Supervisor's report for the month of August.

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

f) **Property Manager's Report:**

Highlights of the August Property Manager's Report included the following:

i) **Alterations Project Scheduling:**

Rancho recommended to Strata Council that only one unit per tower should conduct major alternation projects at any given time. Thus, at any one time only four units will be able to undertake major renovations. The reason being is in lieu of the recent experiences regarding major renovations and the damage to common property, disruption and disturbances to the residents is too great. Having one major alteration occur at any given time would allow the building staff to control the situation much better. It will also provide relief for residents in the building to not have to suffer through constant renovations. Council members are in agreement with this proposal. After discussion, it was **MOVED, SECONDED** and **CARRIED** to adopt this as a rule temporarily. This rule will be considered as a bylaw at future meetings.

After discussion it was **MOVED, SECONDED** and **CARRIED** to approve the Property Manager's report.

6. **NEW BUSINESS**

a) **Parkade Power Washing:**

It was noted that the parkade is starting to look dirty. After discussion, it was decided the parkade will be power washed after the staff has completed specific membrane repairs. This power washing has been tentatively scheduled for September. Residents are reminded that if they do not move their vehicles to allow the company to power wash the stalls, a clean up charge of \$25 will be levied when the first opportunity arises to revisit and clean the stall at a later date. Arrangements should be made with the concierge by residents that will be away, cars in storage, etc.

b) **Common Area Storage:**

It was noted that garbage has been left throughout the common areas and that staff should be more diligent in patrolling the common areas and immediately remove any items that are stored in the common areas. Rancho will relay this message to the staff.

c) **Window Cleaners:**

Council members discussed the current state of the window cleaning and it was noted the window cleaners are doing a good job. However, because this is the first time they have attended the building and the scope of work also included balcony panel washing and balcony membrane washing, the project has taken a long time to complete. Rancho explained to Council that in order to have a reputable company return, Council has to ensure that the scope of work is also considered. Although the project is still ongoing, the current window cleaners, A-Space has made a commitment to have the project completed by the end of August. Council members also noted that A-Space should be approached again for the next window cleaning.

7. **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.

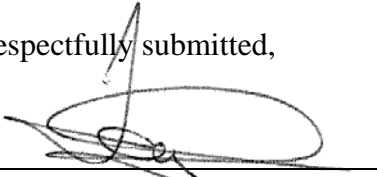
8. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, and has been scheduled for **Tuesday, September 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
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS3903
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)
Direct Line: (604) 331-4267
Email: tli@ranchogroup.com

EMERGENCY PROCEDURES

(After regular hours)

If you have a building emergency after regular hours, please call Rancho's number at 604 684-4508, which is a 24 hour emergency number, and you will receive instructions on how to contact the answering service operator. Upon doing so, give brief details to the answering service operator. Please note that emergencies include: fires, broken water pipes, stuck elevators, no hot water, stuck garage door and other emergency situations. Please note that we will take no action on any emergency unless we have first talked to the person placing the call. Break and enter and/or vandalism to your automobile or suite should be reported to the Police Department.