

**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, JUNE 19TH, 2007 AT 6:30 P.M.**

IN ATTENDANCE:

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

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

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

REGRETS:

Glenn Taylor

GUESTS:

Carol Jukes & Michael Brown Units 2002 & 2003-1199 Marinaside Crescent

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**

Ms. Jukes and Mr. Brown of 2002 & 2003 - 1199 Marinaside Crescent attended tonight's meeting to ask Council for an extension for the renovations to their suites. Council members asked various questions which Ms. Jukes and Mr. Brown responded to. Council members then thanked the Owners for attending the meeting and informed them that a written response will be issued to them shortly after tonight's meeting. The Owners then left the meeting.

It was **MOVED, SECONDED** and **CARRIED** to deny the Owner's request.

3. **ADOPTION OF THE MINUTES**

A Council member noted that there was a minor change to the minutes. On page six item 5(c) it should read "*no construction noise whatsoever on Sundays and holidays*".

It was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of May 8th, 2007 as presented and amended.

4. **COMMITTEES**

a) **Finance Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal reviewed the April 30th, 2007 financial statements with Strata Council Members present. Mr. Grenfal noted that there were no significant items noted. The Council Treasurer also forwarded a few minor questions in advance of tonight's meeting which Rancho promptly answered.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the April 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 Council on various issues. Highlights of these issues include:

i) **Pond maintenance:**

A special thank you goes out the building staff, especially Mr. Dave Eden for maintaining the pond. The pond is perfectly balanced and has been looking clearer for the past few weeks.

ii) **Garbage:**

Council members noted that the Strata Council President, Mr. Orval Wright spends numerous volunteer hours maintaining the garbage rooms in the complex. Council will be sending a small token of appreciation to Mr. Orval Wright.

iii) **Building Manager:**

A special thank you also goes to Mr. Ken Davies for his exceptional commitment to his job notably when he came back from his holidays to attend to a building emergency. Council members are very thankful of Mr. Davies commitment to improving the building.

iv) **Domestic Hot Water Pump:**

The Building Supervisor, Mr. Ken Davies, noted that the pump system needs to be upgraded. This deficiency was noted after the last power shut-down. Two new pumps will provide better hot water circulation after the next power shut down. After discussion, it was **MOVED, SECONDED** and **CARRIED** to upgrade the pumps after the power shut down.

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 Owners are beginning to take responsibility for cleaning their own parking stalls after an oil stain. However, recycling and garbage continue to be a problem. Please also see item 4(b). Mr. Wright noted that more cameras will be installed in the garbage areas to ensure that residents are recycling properly.

4. **COMMITTEES – CONT'D**

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

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

d) **Landscape Committee:**

The Landscape Committee headed by Mr. Evert Gerretsen, noted that there was no significant report for the month of June.

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

a) **Alternative Energy Provider:**

Rancho obtained a full report from ECNG Energy providing the Strata Corporation with information on the amount that the Council could save if they were to switch from Terasen to ECNG Energy. ECNG Energy is a third party provider which monitors the commodity market and tries to achieve the best rate for the Strata Corporation.

After discussion, Council noted that a second provider such as Direct Energy should be contacted for their proposal as well. Rancho will obtain this information and report back to Council as soon as possible.

b) **Draft Recycling Package:**

Rancho created a draft recycling package which will be translated to a few different languages and distributed to all Owners. The Chair of the Parkade Committee, Mr. Orval Wright will review this draft package in greater detail.

c) **Building Supervisor Report:**

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

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

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

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

i) **Elliptical Machine:**

The elliptical machine has arrived and has been placed in the gym.

ii) **Fujitec Elevators:**

Council Members and Management are in agreement that the maintenance of the elevators is still not up to par. Rancho will meet with Fujitec Elevators again to suggest a change of service technician.

iii) **Penthouse Renovations:**

The Property Manager informed Council a meeting was held with the contractors conducting the penthouse renovations at Aquarius 1. It was noted that although they are almost complete with the major renovations,

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

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

iii) **Penthouse Renovations – Cont'd:**

they are still approximately 1 to 2 months behind. The Property Manager informed Council that the Owners are currently being fined every seven days as per the recently passed renovation bylaw.

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

6. **NEW BUSINESS**

a) **Pets Through Common Areas:**

It was noted that a few residents have brought their dogs through the swimming pool area. It was noted that signs are needed to remind residents that pets are not allowed in the amenity areas.

b) **Gazebo Ashtray:**

It was noted that the ashtrays for the gazebos should be pulled out for the summer months as more people will be using it.

c) **Procedures for Renovations:**

Council instructed Rancho to prepare a step-by-step procedure for Owners who are considering major renovations to their suites. The instructions will clearly direct Owners on how to obtain approval from both Council and the City of Vancouver (if permits are needed). Minor renovations will also be included in the instruction sheet. Rancho will present a copy for Council's consideration at the next meeting.

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, July 10th, 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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RANCHO'S INTERNET SITE

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at **<http://www.ranchovan.com>**. The log in for Aquarius is **lms3903**, and the password is **aquarius02**. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.