

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

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**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, APRIL 10<sup>TH</sup>, 2007 AT 6:30 P.M.**

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**IN ATTENDANCE:**

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

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Chris Sargent, General Manager  
Terry Li, Senior Property Manager

**REGRETS:**

None

**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 6:30 p.m.

2. **ADOPTION OF THE MINUTES**

It was **MOVED, SECONDED, and CARRIED** to approve the minutes of March 13<sup>th</sup>, 2007.

3. **COMMITTEES**

a) **Finance Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal, reviewed the February 28<sup>th</sup>, 2007 financial statements with Strata Council. Mr. Grenfal noted revenues for moving in/out have increased due to heavy elevator use by contractors conducting penthouse renovations. Mr. Grenfal also provided Council with a statistical chart on the increased number of heating days for 2007, thus leading to increases in certain utility categories. Mr. Grenfal also questioned about the elevator contract in general and how Fujitec is currently sending the Strata Corporation invoices for overtime calls. Rancho will double check the contract and with Fujitec as to what is chargeable and what is not.

3. **COMMITTEES – CONT'D**

a) **Finance Committee Report – Cont'd:**

It was also noted that the arrears have improved gradually over the last year.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve of the February 28<sup>th</sup>, 2007 financial statements.

b) **Mechanical Committee Report:**

The Mechanical Committee headed by Mr. Dieter Kirste, provided a report to Council on various issues. Mr. Kirste noted that as a result of a resident leaving a gas stove on accidentally, a thorough investigation into the cause of the gas leak was initiated. At the end, it was discovered that it was a stove in a neighboring unit which is not functioning properly causing the smell of gas to enter into another unit. On this note, the Mechanical Committee is recommending that an item be included in the spring newsletter reminding residents to turn off their gas stoves completely when leaving their unit to ensure that it does not pose a danger to other residents. The Mechanical Committee also instructed Rancho to double check with the Building Supervisor to ensure all the building common area equipment is shut down properly in preparation for the electrical vault cleaning scheduled for next week. A memo pertaining to this event will be distributed later this week. It will also advise residents to disconnect all electrical appliances in their suites prior to 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, presented the Parkade Committee report to the Strata Council. Highlights of the report included the following:

i) **Oil Stains:**

Owners and Residents are once again reminded to clean up their oil stains on a day to day basis before the oil stain damages the membrane, soaks into the concrete leaving a permanent stain or gets spread around the parking stall and driveway. If a Resident or Owner does not have the proper equipment to clean up the oil, they can approach the Concierge, and a fee of \$25 will be charged to the suite for cleaning the oil stain. Cleaning up the oil stains increases the cleanliness of the building as well as ensuring the parkade membrane and concrete does not get damaged.

ii) **Garbage Disposal:**

It was noted that some Residents are still not disposing of their household waste of food, Kleenex, paper towels and other garbage properly and placing it in the recycling bins. Also, some items that can be recycled are not sorted properly and placed in the wrong bins. Containers should be rinsed so the bins will not be contaminated when the container breaks and also deter the attraction of insects. Mr. Wright recommended that a thorough tour of the building be given by the Concierge to each new

3. **COMMITTEES – CONT'D**

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

ii) **Garbage Disposal – Cont'd:**

Resident. All Residents are reminded to read the labels clearly and to put products in the correct containers. Improper disposal of household waste, sorting of items for recycling and not cleaning containers leads to the Strata Corporation incurring extra expenses through labour costs, etc to check and do the job properly.

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

d) **Landscape Committee:**

Mr. Evert Gerretsen, Chair of the Landscape Committee, provided an update pertaining to the landscape situation at The Aquarius. Mr. Gerretsen noted that there are some lights at the centre courtyard that are still not functioning. Rancho will follow up with the Building Supervisor. Mr. Gerretsen will also meet with Para Space to discuss bare patches in the lagoon landscaping. Para Space will be asked to submit proposals and ideas on what can be done to improve the appearance. Mr. Gerretsen also noted that there is a minor algae bloom occurring in the pond due to the warm weather.

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

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

a) **Waste Wood Burning Incinerator Plant:**

A nearby building has requested that the Aquarius Council submit a petition to the City of Vancouver to protest against the construction of the waste wood burning incinerator plant which would be located at the southeast corner of False Creek. The purpose of this plant is to generate energy to power the Olympic Village. Owners and Residents who are against the building of this plant should check the City of Vancouver website and put their signatures down on a petition form which is available at the concierge desk.

b) **Noise from Bardot Restaurant:**

Council has received numerous complaints pertaining to excessive noise coming from the Bardot Restaurant. The Residential Strata Council has since approached the liquor licensing branch to have them investigate into the matter. The Commercial Strata Council has also levied fines against the Bardot Restaurant Owner. Rancho will follow up with the liquor licensing branch for an update on the outcome of the investigation into the Bardot Restaurant.

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

c) **Building Supervisor Report:**

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

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

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

i) **Storage Locker Lottery:**

A lottery draw was held prior to tonight's meeting to determine the first 26 lucky residents in the building who will have the opportunity to rent one of the new storage lockers that are being built. These 26 Owners will be contacted to see if they are still interested in renting a locker and if not, then we contact the next person on the list. There were in excess of 50 resident owners interested in a locker. The lockers are near completion with only the labeling of the lockers remaining. The rental rates of the lockers are currently being determined and will be published as soon as they are set.

ii) **Power Shutdown/Electrical Vault Testing:**

Residents are reminded that the power shutdown will take place April 17<sup>th</sup> and April 19<sup>th</sup>, 2007. A second round of memos will be distributed to Residents. Residents are also reminded to unplug all their electrical appliances prior to the shutdown to prevent electrical surges and damage to electrical equipment.

iii) **Second Elliptical Machine:**

Rancho has approached a fitness machine supplier and ordered a second elliptical machine, which should arrive in 2 to 4 weeks. The current lease on the treadmill has expired and the treadmill will be retained by the Strata Corporation.

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

5. **NEW BUSINESS**

a) **Move-In Fees:**

A Council member noted that damage to the common areas have increased due to the number of move ins/outs. A Council member also instructed Rancho to prepare an analysis for the next meeting to justify why the move in/out rates should be increased. Rancho informed Strata Council that the average move in/out rates around the neighborhood ranges from \$150 to \$250.

b) **Garbage Rooms:**

A Council member noted that the garbage room is starting to smell. It was noted that the smell might be coming from one of the garbage compactors.

5. **NEW BUSINESS – CONT'D**

b) **Garbage Rooms – Cont'd:**

Rancho will approach the Building Supervisor to investigate to ensure the garbage compactors are working properly.

c) **Staff Barbeque:**

A Council member noted that a staff barbeque should be held to thank the staff for all their hard work throughout the year. Council will determine a date for the barbeque at a later meeting.

d) **Common Area Repairs:**

A Council member inquired if water damage or a leak is discovered, what action the building staff will take. The Property Manager informed the Council member that if a leak is detected, the source of the leak will be repaired immediately. If the leak originates from the interior of the suite, the costs of repairs will be charged back to the Owner. If the leak originates from the common areas, the Strata Corporation will incur the cost.

e) **Garage Gate Exit Hose:**

A Council member noted that the garage gate exit hose might be in need of repairs. Rancho will contact the Building Supervisor to have this completed. There was also a suggestion to have a sensor pad installed for the exit gate.

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](mailto: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. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, and has been scheduled for **Tuesday, May 8<sup>th</sup>, 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 8:45 p.m.

Respectfully submitted,



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Terry Li, Senior Property Manager  
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Direct Line: (604) 331-4267  
Email: tli@ranchogroup.com

## INSURANCE

Strata Corporation wishes to remind all residents that while the building and strata lot are adequately insured, owners should ensure that they have current insurance coverage in place for their personal contents (in your suite, storage room and parking garage), for any changes which have been made to your unit and personal liability coverage for the tenant or unit owner. For more information, please contact your insurance agent as to personal coverage required.