

**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, MARCH 13TH, 2007 AT 6:30 P.M.

IN ATTENDANCE:

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

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Senior Property Manager

REGRETS:

Evert Gerretsen – Vice Chairperson/Secretary
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 6:30 p.m.

2. **ADOPTION OF THE MINUTES**

It was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of February 13th, 2007.

3. **COMMITTEES**

a) **Finance Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal, reviewed the January 31st, 2007 financial statements with Strata Council. Mr. Grenfal noted that there were no significant questions asked in regards to financial statements.

After discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve of the January 31st, 2007 financial statements.

3. **COMMITTEES – CONT'D**

b) **Mechanical Committee Report:**

The Mechanical Committee provided a report to Council on various issues. The Committee noted that numerous Residents have their windows open for extended periods of time (24 hours a day, 7 days a week), which will lead to higher heating cost in the building. The Council noted that it will be an important task for the Building Supervisor to adjust the DDC System as required to regulate the temperatures accordingly. Rancho will contact the Building Supervisor to have this done.

The Mechanical Committee also informed Council that various Townhouses have long runs for their dryer exhaust vents. Having a booster fan installed for these units will greatly increase the performance of their dryers. Rancho will forward a letter to the Townhouse Owners impacted to inform them that installing the booster fans will greatly aid the operation of their dryers.

The Mechanical Committee also noted that a drain cover by the car wash stall has been fabricated. Council Members thanked the Mechanical Committee for their volunteer efforts. The Committee will also consider having a surplus compressor installed by the car wash stalls to allow Owners and Residents to use for their vehicle tires and/or bicycle tires.

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) **Garbage and Recycling:**

Mr. Wright noted that better and more signage is needed to facilitate the proper recycling of garbage. Currently, Residents are still not recycling properly and need to sort their recyclables. Mr. Wright will discuss signage with the building staff and have this installed as soon as possible.

ii) **Oil Stains:**

Residents are also reminded to clean and maintain their parking stalls to ensure that it is free of oil stains. The removal of oil stains will be done at the Owner's expense and will be monitored continuously by the Parkade Committee. It is important to clean up the oil on the concrete floor to prevent permanent damage and unsightly mess.

iii) **Key Pad for Recycling Room:**

Mr. Wright noted that there have been a few transients spotted rummaging through the compactor rooms for recyclables. One compactor room located in the commercial parkade is the most vulnerable. Rancho recommended the installation of a fob reader to control the access of this garbage room. After discussion, it was

3. **COMMITTEES – CONT'D**

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

iii) **Key Pad for Recycling Room – Cont'd:**

MOVED, SECONDED, and CARRIED to install a fob reader for the compactor room in the Aquarius II tower.

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

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

a) **Consideration of a Second Elliptical Machine and Treadmill:**

Rancho presented to Strata Council a pricing for the lease and purchase of a second elliptical machine and treadmill. Strata Council discussed the benefits of leasing and/or purchasing of the machinery. After discussion, it was decided that Council will decide via email as to the purchase or to lease the second elliptical machine. Rancho will confirm the expiration of the lease date and forward the information to Council accordingly.

b) **Building Envelope Maintenance 2007:**

As per the RDH Building Envelope Maintenance Manual, a list of the 2007 items was reviewed amongst the building staff, Rancho, and subcontractors. For the year 2007, the staff and subcontractors will have the task done throughout the year. The inspection will be completed by PBEM starting March 21st, 2007. The window cleaning, building wash and other items will be completed by A-Space Window Cleaning in early June. The date from A-Space cannot be moved any further ahead because of their schedule. Rancho will report back to Council regularly.

c) **Building Staff:**

Rancho informed Strata Council that a part-time staff will assist in allowing the other staff members to concentrate on parkade membrane repairs and painting of the complex's common areas. The parkade membrane repairs are needed as there are various minor cracks in the parkade that need attention. Rancho will look for a part-time building staff as soon as possible. After discussion, it was **MOVED, SECONDED, and CARRIED** to hire a temporary part-time staff member to assist in building maintenance over the summer months.

d) **Compactor for Sale:**

Rancho advised Strata Council that the Commercial Strata is looking to sell their unused compactors. Strata Council is interested in the compactor by the loading bay of the Aquarius I Tower. Council noted that the current compactors may be in need of repairs or replacements very shortly and to have an extra compactor on hand will greatly reduce future expense. Council discussed a monetary amount to offer to Commercial Strata. After discussion, it was **MOVED, SECONDED, and CARRIED** to approach the Commercial Strata to purchase the compactor. Rancho will report back to Council as soon as possible.

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

e) **Building Supervisor Report:**

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

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

Highlights of the February and March Property Manager's Report included the following:

i) **Lockers:**

Construction of the metal lockers is expected to take place first week of April. The lottery draw for lockers will take place at the beginning of the next Strata Council Meeting. Once the lockers are complete and a price is determined, the lottery winners will be contacted and will be given the first opportunity to choose the lockers they wish to rent.

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

The power shut down/electrical vault testing day has been set for April 17th and April 19th, 2007. Memos have already been distributed for both the Residential and Commercial Stratas. Owners are reminded that the power will be shutdown to all suites for a period of two (2) days, for eight (8) hours on the first day and approximately four (4) hours on the second day.

iii) **Swimming Pool Maintenance:**

The swimming pool will be shut down late May in order to facilitate a complete repaint of the walls and ceiling. The swimming pool tiles and hot tub will also be upgraded. The chlorinators will be replaced by units using ordinary salt to improve the water quality of both the swimming pool and the spa. Residents will be notified at least two (2) weeks in advance of this date.

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

5. **NEW BUSINESS**

a) **Fujitec:**

Council would like Rancho to follow-up with Fujitec pertaining to a few breakdowns over the past month. Rancho will report back to Council at the next meeting.

b) **Southeast False Creek Biomass Emissions Permit Application:**

Strata Council reviewed the letter received from the City of Vancouver dated March 1st, 2007 advising of the public open house sessions and the deadline of March 31st, 2007 for comments to be received. After discussion, Strata Council

5. **NEW BUSINESS – CONT'D**

- b) **Southeast False Creek Biomass Emissions Permit Application – Cont'd:**
instructed Rancho to forward a letter opposing the application/requesting an extension of the process.

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. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, and has been scheduled for **Tuesday, April 10th, 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 8:15 p.m.

Respectfully submitted,



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

COMMUNICATION WITH STRATA COUNCIL

Strata Council welcomes the opportunity to serve you by keeping the lines of communication open at all times. Owners are therefore invited to write the Strata Council, via Rancho Management Services at 701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, on any Strata Corporation matter. Correspondence received will be presented and reviewed by Strata Council. In the event Rancho can answer your questions about standard Strata Corporation-related matters, please call us at 604 684-4508.