

**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, DECEMBER 12TH, 2006 AT 6:30 P.M.

IN ATTENDANCE:

Orval Wright (President)	Glenn Taylor (Vice President)
Don Grenfal (Treasurer)	Craig Ehman
Evert Gerretsen	Dieter Kirste

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Senior Property Manager

REGRETS:

Julie Mattes (Secretary)

GUESTS:

Mr. Ted Feenstra & Mr. David Luckshaw - Penthouse renovation, 3801 & 3802 – 1199 Marinaside Crescent.

1. **CALL TO ORDER**

There being a quorum, the Meeting was officially called to order by the Strata Council President, Mr. Orval Wright, at 6:35 p.m.

2. **GUEST PRESENTER**

Mr. Luckshaw and Mr. Feenstra attended tonight's Meeting to update Strata Council on the process of the penthouse renovations at 3801 & 3802 at 1199 Marinaside Crescent. Mr. Luckshaw noted that a binder comprising of all items requested by the Strata Council has been provided for tonight's Meeting. The binder covers all the construction items. However, it does not provide a concrete timeline for the construction of the project. Mr. Luckshaw verbally informed Strata Council that the final completion of the project has now been pushed back to the end of May 2007. Mr. Luckshaw also noted that there will be no construction from December 23rd, 2006 to January 3rd, 2007, during the Christmas holidays. Council then asked various questions to Mr. Luckshaw and Mr. Feenstra.

After discussion, Strata Council thanked Mr. Feenstra and Mr. Luckshaw for attending tonight's Meeting. Strata Council instructed Rancho to give an official response to the two representatives after tonight's Meeting.

3. **RESIGNATION OF STRATA COUNCIL MEMBER (MS. JULIE MATTES)**

Ms. Julie Mattes has submitted her formal resignation from Strata Council. The sale of her unit will complete soon and she will no longer be able to act as a Member of the Strata Council. Strata Council expressed their sincere gratitude and thanked Ms. Mattes for her time on Council. Her insights and advices will be sorely missed by the Strata Council. Strata Council wishes Ms. Mattes all the best in her future endeavors.

4. **ADOPTION OF THE MINUTES**

It was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of November 14th, 2006.

5. **COMMITTEES**

a) **Finance Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal, reviewed the October financial statements with Strata Council. Council then posed questions to Rancho which were answered in due course. The Treasurer, along with the Finance Committee, also met prior to tonight's Meeting to finalize a draft version of the budget, which will be discussed in greater detail later on in the Meeting. Mr. Grenfal also updated Council on the short-term deposits of the Strata Corporation.

b) **Mechanical Committee Report:**

The Mechanical Committee headed by Mr. Dieter Kirste provided a report to Council on various issues.

It was then **MOVED, SECONDED**, and **CARRIED** to approve of the Mechanical Committee report as presented.

c) **Parkade Report:**

The Chair of the Parkade Committee, Mr. Orval Wright, presented the Parkade Committee report to Strata Council. Highlights of the report included the following:

- Even though the parkade was just power-washed in October, the snowfall in late November created quite a mess in the parkade. The building staff has since been working diligently in the parkade to clean up the mess.
- New visitor parking pass has now been distributed to all Residents. Residents are reminded not to abuse the 18-hour maximum parking for the visitor parking tags.
- Car-wash Parking Stall:
A Council Member noted that the grate in the car-wash parking stall might need some repairs. The Council Member has volunteered to fabricate a metal grate for the area.

5. **COMMITTEES – CONT'D**

c) **Parkade Report – Cont'd:**

- The Parkade Committee also noted that the commercial parking stalls underneath Urban Fare are in a dire state. The membrane for various areas of the parking lot has membranes which are in need of repairs. The Parkade Committee recommended that Council send a letter to the Aquarius Commercial Strata to have them investigate further into this issue and for possible repairs.

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

d) **Landscaping Report:**

The Chair of the Landscape Committee, Mr. Evert Gerretsen, noted that there are no significant events to report.

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

a) **Building Supervisor's Report:**

Strata Council reviewed the Building Supervisor's report for the month of October and November 2006. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Building Supervisor's report.

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

Highlights of the October and November 2006 Property Manager's report included the following:

- Various Bylaws will be drafted for the upcoming Annual General Meeting for consideration by Owners.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Property Manager's report for the months of October and November 2006.

7. **NEW BUSINESS**

a) **Draft Budget for the Year 2006 and 2007:**

Strata Council reviewed the draft Annual General Meeting package for 2006/2007. They reviewed the various draft Bylaws proposed and will send recommended changes via email. The Council Treasurer and Rancho Management explained to Council the reasons behind the 6.9% proposed increase in Strata fees. Various questions were posed and then answered in due course. Strata Council thanked the Finance Committee for their hard work in drafting the Annual General Meeting budget.

It was then **MOVED, SECONDED, and CARRIED** to approve the proposed budget with an increase of 6.9% in the overall Strata fees. It was also **MOVED, SECONDED, and CARRIED** to approve the proposed draft Bylaws.

7. **NEW BUSINESS – CONT'D**

a) **Draft Budget for the Year 2006 and 2007 – Cont'd:**

Please note that the Annual General Meeting has been scheduled for Tuesday, January 16th, 2007 at 7:00 p.m. in the Symphony Room of Westin Grand Vancouver at 433 Robson Street, Vancouver, BC.

b) **Vancouver Police Department:**

Strata Council has instructed Rancho to contact the Vancouver Police Department to renew the security audit.

c) **Lights on the 3rd Level Lagoon:**

Strata Council noted that there should be extra holiday lights for the 3rd level lagoon. Rancho informed Strata Council that the Building Supervisor is already working on this issue and will have the lights ready as soon as possible.

d) **New Alteration Rule:**

Strata Council discussed the need to pass a more detail-oriented renovation rule to better control the amount of renovations and the scale of renovations occurring in the building. After discussion, Council instructed Rancho to draft a proposed Alteration Bylaw to be presented at the Annual General Meeting.

8. **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.

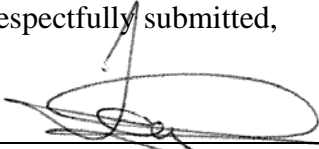
9. **NEXT MEETING**

The next meeting will be the Annual General Meeting, and has been scheduled for **Tuesday, January 16th, 2007** at 7:00 p.m. in the Symphony Room of Westin Grand Vancouver at 433 Robson Street, Vancouver, BC. Official notice of the Meeting will be mailed out to all Owners three (3) weeks in advance of the Meeting.

10. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 11:00 p.m.

Respectfully submitted,



Terry Li, Senior Property Manager
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HOLIDAY GREETINGS

At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season! Please note that during the Xmas Holidays and the New Year period any emergency situations can be handled by contact Rancho's 24 hour emergency number.

RANCHO'S XMAS HOURS

FRIDAY, DECEMBER 15	CLOSED AT 1:00 PM
FRIDAY, DECEMBER 22	CLOSED AT 3:00 PM
MONDAY, DECEMBER 25	CLOSED
TUESDAY, DECEMBER 26	CLOSED
FRIDAY, DECEMBER 29	CLOSED AT 3:00 PM
MONDAY, JANUARY 1	CLOSED