

**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, OCTOBER 10<sup>TH</sup>, 2006 AT 6:30  
P.M.**

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**IN ATTENDANCE:**

Orval Wright (President)  
Don Grenfal (Treasurer)

Julie Mattes (Secretary) – *Via Teleconferencing*  
Dieter Kirste

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

Chris Sargent, General Manager  
Terry Li, Senior Property Manager

**REGRETS:**

Glenn Taylor (Vice President)  
Craig Ehman  
Evert Gerretsen

**GUESTS:**

Ms. Jankovic – Unit #1208-198 Aquarius Mews

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by the Council President, Mr. Orval Wright, at 6:30 p.m.

2. **GUEST PRESENTER**

Ms. Jankovic  
Owner Chargeback  
Re: #1208-198 Aquarius Mews

Ms. Jankovic attended tonight's meeting to discuss the chargeback against her unit that was incurred from an incident involving water damage. Ms. Jankovic informed Strata Council that her insurance company is only willing to pay for a portion of the chargeback.

Strata Council Members thanked Ms. Jankovic for attending the meeting and after discussion informed Rancho to submit a response accordingly.

3. **ADOPTION OF THE MINUTES**

It was **MOVED** and **SECONDED** to approve the minutes of the September 12<sup>th</sup>, 2006 minutes.

It was **MOVED**, **SECONDED**, and **CARRIED** to amend the last sentence of section 4(a) as follows:

“As a result Rancho has been directed to produce such a bill back to **1999**.”

After discussion it was **CARRIED** to adopt the minutes of September 12<sup>th</sup>, 2006.

4. **COMMITTEES**

a) **Finance Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal, noted that the Strata Corporation has incurred an operating surplus of approximately \$36,000.00. Mr. Grenfal reviewed the various categories which were over budget and posed questions to Rancho which were answered in due course.

After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the financial statements for the period ending August 31<sup>st</sup>, 2006 as presented.

b) **Mechanical Committee Report:**

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

- Mr. Kirste noted that the parkade fans are in need of repairs and this may lead to higher HVAC cost in the near future.
- Mr. Kirste noted that Rancho should inquire as to the winterization of the parkade water fire sprinkler systems. Rancho will contact General Electric to confirm the cost for the winterization of the sprinklers.

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

4. **COMMITTEES – CONT'D**

c) **Parkade Report:**

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

- The parkade will be power swept and power washed beginning Tuesday, October 17<sup>th</sup>, 2006 to Thursday, October 19<sup>th</sup>, 2006. Memos will be delivered to each unit, shortly. Owners are reminded that their vehicles could be slightly dirtied from the spray resulting from the power washing and are advised to relocate their vehicle. No visitors will be allowed to use the visitor parking area during the three day clean up. Any items left in each of the parking stalls or surrounding area must be removed by the Owner/Resident, or they will be removed and disposed of at the Owner's expense;
- Strata Council Members discussed how to issue the new plastic parking passes that are on order and will be arriving in a couple of weeks. These passes will replace the current plastic passes. After a lengthy discussion, it was decided that the new plastic parking passes and a letter of instructions outlining the effective date and use of the passes will be hand delivered to all units or all Owners/Residents living in the complex at the time of distribution. It is recommended that Owners, who have tenants, note the date in the tenancy agreement that the passes were delivered and ensure that the new passes are returned to them at the end of the tenancy.

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

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

a) **Concierge Service:**

Rancho informed Strata Council that Mr. Baldev Sondhi is currently preparing for his Strata License exam, which he will be writing shortly. In the meantime, he has been given extra duties including the Rancho Care Report system and minor day to day management activities.

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

b) **Metal Lockers:**

Approximately fifty (50) plus Owners have showed interest in renting a locker. Strata Council Members and Rancho will meet with Norstad Ltd. and determine a final cost for the construction of the lockers. The final cost will be presented to Owners at the Annual General Meeting in January 2007 or included in the next budget for construction. Owners who were interested in renting a locker and submitted a ballot to the Concierge for the lottery and their name was drawn, will be shown the lockers and confirm if they are still interested.

Further discussion pertaining to the lockers will take place after the budget meeting.

c) **Security:**

Klassen Technologies confirmed that the current system maintaining information on FOB's is restricted in the type of reports that can be extracted from the data base. Rancho will have the Head Concierge, Mr. Baldev Sondhi; manually prepare a list of any Non-Residents with FOB's.

d) **Building Supervisor:**

Strata Council reviewed the Building Supervisor's report for the month of September 2006.

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

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

Highlights of the September 2006 Property Manager's report included the following:

- A large garbage bin has been ordered for Residents to dispose of items that would not be allowed in the garbage compactor;
- The remote camera has been installed in an undisclosed location to monitor bylaw violations pertaining to the improper disposal of garbage and other infractions.

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

6. **NEW BUSINESS**

a) **Strata Corporations Lawyer:**

Strata Council instructed Rancho to compile a list of Strata lawyers for Councils consideration as Council is not satisfied with the performance of their current lawyer.

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, November 14<sup>th</sup>, 2006** 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 8:45 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

**SECURITY**

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.