

**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 13TH, 2006 AT 6:30
P.M.**

IN ATTENDANCE:

Glenn Taylor (Vice President)
Don Grenfal (Treasurer)
Dieter Kirste

Evert Gerretsen
Craig Ehman

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, Senior Property Manager
Terry Li, Property Manager

REGRETS:

Orval Wright (President)
Julie Mattes (Secretary)

GUESTS:

None

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by the Vice President, Mr. Glen Taylor, at 6:30 p.m.

2. **ADOPTION OF MINUTES**

A Council member noted that there are some minor wording changes that need to be done to section 5 b). After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of April 11th, 2006 as presented and amended.

3. **COMMITTEES**

a) **Treasurer Report:**

The Strata Council Treasurer, Mr. Don Grenfal, presented the Financial Statements to the Strata Council members for the period ending March 31st and April 30th, 2006. Mr. Grenfal noted that as of April 30th, 2006 the Strata Corporation is operating at a deficit of approximately \$26,000.00.

Mr. Grenfal noted that the continuing cause of the operating deficit is due to the utilities categories and expenditures in the HVAC category. Mr. Grenfal also conducted a more in depth research into the utilities categories and noted that consumption in all three categories of electricity, gas, and steam have increased. Mr. Grenfal noted that a more in depth analysis of the consumption of electricity is needed. Rancho will approach the Building Supervisor, Mr. Ken Davies, for a full report.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the March 31st and April 30th, 2006 Financial Statements.

b) **Landscaping Committee Report:**

The Landscaping Committee, headed by Mr. Evert Gerretsen provided the following report to Council on various issues.

- The Landscape Committee contacted the City of Vancouver pertaining to the health of the trees along Aquarius Mews. The City of Vancouver subsequently introduced lady bugs to combat the aphid infestation.
- A quote for a decorative cover for the lagoon aerator was presented to Council. However, due to cost it will not be entertained at this point in time. A Council member has volunteered to investigate into the construction of the cover in house.
- The central pathway leading into the Club Aquarius is in need of upkeep. The current paving stones are protruding as the soil has eroded over the past few years. The Landscape Committee has approached Para Space for a quotation to assess this problem. Once the quotation arrives it will be presented to Council for consideration at the next meeting.

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

c) **Mechanical Committee Report:**

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

- Information pertaining to metal storage lockers will be forwarded to Rancho Management for a follow up. If constructed, these lockers can be rented out to Residents on a per month basis.

3. **COMMITTEES – CONT'D**

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

- The Mechanical Committee was successful in talking to the original architect pertaining to roofing details. The Mechanical Committee will report back to Council as soon as a meeting is arranged with the architect.
- The heat exchanger in Tower I is currently leaking. The Building Supervisor, Mr. Ken Davies, will monitor the heat exchanger and will not take any action as it currently is not impacting the hot water supply.
- Feeding of fish in the 3rd level pond should cease immediately as the fish will now be able to live off the natural habitat of the pond. Excessive feeding will lead to extra pollutants in the 3rd level pond. A special thank you goes out to all the Residents who have been feeding the fish in the past.
- The Mechanical Committee will conduct more research into a visitor parking system where it will automatically dispense tickets and monitor the vehicles entering into the visitor's parkade and the building. More information will be gathered and presented to Council at future meetings.
- Rancho will approach the Building Supervisor, Ken Davies, pertaining to the recirculation line and how turning it off may save on energy costs.

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

d) **Form Committee:**

The Form Committee, headed by Mr. Evert Gerretsen met with the Property Manager and the Head Concierge prior to tonight's meeting. Various recommendations were made for the adjustment of the current forms to streamline the booking process for the available amenities.

Strata Council members thanked Mr. Gerretsen for volunteering his time on the forms. Once the new forms are revised they will be distributed to the Concierge and posted online.

It was **MOVED, SECONDED, and CARRIED** to approve of the new forms.

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

a) **Olympic Advertisement:**

An advertisement firm submitted documents for a proposed Olympic advertisement on the exterior of The Aquarius building. Strata Council noted that this will have a major impact on the lifestyle of the Residents in the building. The proposal will not be entertained at this time.

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

b) **Insurance:**

Rancho informed Strata Council that the Strata's insurance with CMW has been renewed for both the Residential and the Commercial sections. Rancho also noted that the water damage deductible has been lowered from \$25,000.00 to \$10,000.00 due to the lack of claims over the past year.

After discussion, it was **MOVED, SECONDED, and CARRIED** to accept the insurance renewal for the complex.

c) **Concierge:**

Strata Council noted that the Head Concierge, Mr. Baldev Sandhu will now become an employee of the Strata Corporation. Meetings were held with CMI Concierge Services and the arrangement will happen soon to appoint Mr. Baldev Sandhu as a permanent employee of the Strata Corporation. Rancho will meet with CMI Concierge Services to work out the details.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve of hiring Mr. Baldev Sandhu directly. The remaining Concierge's will remain employees of the CMI Concierge Services.

d) **Satellite and Employees:**

Council members noted that the tenant of a townhouse still continues to have employees working from the suite. Various fines have been levied and to date no response has been received in writing from either the Owner or the Resident. Therefore, the fines will remain in place for the violation of the Strata Corporation's Bylaws.

It was also noted that the satellite dish has been installed on the deck of the townhouse. Strata Council will have the Building Staff inspect the townhouse exterior to see if any damages were done for this installation. If the townhouse Resident does not remove the satellite dish, they will be fined as per the Bylaws.

e) **Penthouse Renovations:**

Strata Council discussed the letters submitted by the penthouse Owner of Aquarius I pertaining to the ongoing renovation project. After a lengthy discussion, it was **MOVED, SECONDED, and CARRIED** to instruct Rancho to draft a letter to the Owner of penthouse I stating the position of the Strata Council. This letter will be reviewed by Council during the weekend of June 19th, 2006 and a response will be given back to the penthouse Owner as soon as possible.

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

f) **Flower Pots:**

The Strata Council noted that any flower pots placed on common property are not allowed and that letters will be sent out to offending parties. If you are unsure of what constitutes for common property please call the Property Manager prior to the placement of any flower pots.

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

Strata Council reviewed the Building Supervisor's report for the month of April and May 2006.

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

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

Highlights of the April and May 2006 Property Manager's report included the following:

a) **Resident Information Update Sheet:**

About 90% of the Residents have submitted their update sheet. The remaining 10%, their FOB's have been deleted. Please note that if you have not filled out a Resident Information Update Sheet your FOB's will not function. However; you can go to the Concierge and fill out a sheet and have your FOB's reactivated.

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

5. **NEW BUSINESS**

a) **Portable Camera:**

Rancho presented to Strata Council a quotation for the installation of a portable camera with a built in hard drive. This type of camera can be relocated to provide surveillance in problem areas of the building. This surveillance system will be placed in areas where vandalism is most likely to occur.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve of the installation of a portable surveillance camera for a cost of no more than \$850.00. Strata Council will decide on a test location for this camera.

b) **Railing Glass:**

Strata Council would like to remind all Residents that during window cleaning not to remove the balcony railing glass. Already two suites have damaged their railing glass by trying to remove it.

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. The 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, July 11th, 2006** at the board room located at 188 Aquarius Mews Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 10:30 p.m.

Respectfully submitted,



Terry Li, 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 The 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.