

**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, APRIL 11TH, 2006 AT 6:30
P.M.**

IN ATTENDANCE:

Dieter Kirste	Evert Gerretsen
Orval Wright (President)	Don Grenfal (Treasurer)
Glenn Taylor (Vice President)	Julie Mattes (Secretary) – <i>Via teleconferencing</i>
Craig Ehman	

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, Senior Property Manager
Terry Li, Property Manager

REGRETS:

None

GUESTS:

Ted Feenstra
David Luksha

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:30 p.m.

2. **GUEST PRESENTERS**

Mr. Ted Feenstra and Mr. David Luksha, representatives for the Owners of units 3801 & 3802-1199 Marinaside Crescent, attended tonight's meeting to present more details and a few amendments to the original plan for the penthouse renovation project. The items which will impact the Strata Corporation's property include:

- An access door at the roof deck level.
- A hot tub on the roof deck level.
- The addition of air conditioning units.
- Installation of a fireplace chimney flue.
- Connection of 2 existing roof decks.

2. **GUEST PRESENTERS – CONT'D**

The representatives described in great detail as to how each item will be accomplished. The representatives also presented to the Strata Council support documentation from various base consultants pertaining to the project. Strata Council then posed questions for the Owners representatives.

After a long discussion, Strata Council Members thanked Mr. Feenstra and Mr. Luksha for attending tonight's meeting. (*Mr. Feenstra and Mr. Luksha then left the meeting.*)

Strata Council discussed the need for more information, a list of questions were posed to Rancho Management Services and Rancho will contact the Owners representatives after tonight's meeting to set up another meeting to discuss this renovation project.

3. **ADOPTION OF MINUTES**

There being no suggested changes, it was **MOVED, SECONDED** and **CARRIED** to approve the Strata Council meeting minutes of the March 14th, 2006 as presented.

4. **COMMITTEES**

a) **Treasurer Report:**

The Strata Council Treasurer, Mr. Don Grenfal, presented the Financial Statements to the Strata Council Members for the period ending February 28th, 2006. Mr. Grenfal noted that as of February 28th, 2006 the Strata Corporation is operating at a deficit of approximately \$33,000.00. Mr. Grenfal explained the cause of the deficit is again due to utilities categories. The Treasurer instructed Rancho to contact Central Heat to ensure that their projection for the remainder of the year will remain accurate and inquire as to why the costs have gone up substantially.

i) **Special Levy Collection:**

Mr. Grenfal noted that the collection of the special levy for the exterior fireplace exhaust vent is almost complete. There are only a few Owners who are in arrears as of tonight's meeting. These Owners will be fined as per the Strata Corporation's Bylaws.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the Financial Statements and the Treasurer's report for the period ending February 28th, 2006 as presented.

4. **COMMITTEES – CONT'D**

b) **Parkade Committee Report:**

The Chair of the Parkade Committee, Mr. Orval Wright, presented the parkade committee report to the Strata Council Members present. Mr. Wright noted that several Residents have been abusing their visitor parking pass by placing it on two separate vehicles. These two vehicles would then be parked in the visitor parkade on an alternate basis. Although the Residents have been identified and fines have been placed against their unit the Residents continue to park in visitor parkade. Even towing did not appear to resolve this issue. Mr. Wright noted that the parking privileges should be revoked if these Residents continue to abuse the use of their visitor parking pass.

Mr. Wright also noted that cleaning oil stains in the parkade continues on a month to month basis. If Owners do not take the initiative to keep the stalls clean, the Strata will have the stall cleaned and the cost of cleaning and a fine will be levied against their Strata Lot.

In an effort to reduce the amount of litter in the parkade, the Strata Council reviewed a letter from the Cerebral Palsy Association of British Columbia pertaining to setting up a donation box in the parkade. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve of having a donation box set up in the parkade.

Residents are reminded that any clean unwanted clothing can be donated.
***The bin will be located in the visitor parkade, by the entrance to the 1199
Marinaside Building***

Recycling continues to be an issue. Residents are reminded to read the instructions carefully on each of the blue bins and take the time to separate their recyclables and place them in the correct containers.

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

c) **Landscaping Committee Report:**

Mr. Evert Gerretsen, the Chair of the Landscape Committee, informed Strata Council that Rancho had obtained a quote for the addition of flower pots around the main entrance areas, as well as the placement of more flowers. Since the new planting of flowers will begin for the summer season in May, it was noted that extra flowers were not needed. The extra pots will be deferred to future meetings due to budgetary concerns.

4. **COMMITTEES – CONT'D**

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

Mr. Gerretsen also noted that the Lily plant maintenance has now been completed by the building staff. With the start of Spring Owners are reminded not to hang anything on the balcony railing, drill anchor holes in the siding or the concrete. Potted plants should be put on trays in order to prevent water running off the balcony. Also read your Bylaws and Rules regarding activities in the courtyard.

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

d) **Mechanical Committee Report:**

The Mechanical Committee, headed by Mr. Dieter Kirste reported to Council on various issues that have arisen since the last Council meeting:

- A clean up of the locker rooms should be done on a more frequent basis.
- Additional locker room space should be added to the building for storage and possible rental in the building.
- The leak in the parkade is a result of the Aquarius Commercial grease traps.
- An appointment should be set up with the original architect to discuss the roofing details.

There being no further discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the Mechanical Committee report as presented.

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

a) **Formation of a Form Committee:**

Mr. Evert Gerretsen volunteered to edit the current Concierge forms for Residents usage and ensure that they comply with the new Strata Corporation Rules and Regulations as well as the Bylaws.

A copy of all the old forms will be forwarded to Mr. Gerretsen for review. Mr. Gerretsen will work in conjunction with Rancho to have these forms updated as soon as possible.

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

b) **Elevator Phones:**

Rancho presented to Strata Council an additional quotation for a hands free phone system installed by Fujitec Canada.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the installation of the hands free phones on each of the Fujitec elevators.

Rancho will also approach Otis to ensure that they install similar phones for their elevators.

It was **MOVED, SECONDED** and **CARRIED** to approve the total expenditure not to exceed approximately \$9,000.00.

c) **Concierge Area Improvement:**

Rancho presented to Strata Council a quotation for the purchase of furniture for the Concierge area.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve a budget of \$2,500.00 (plus taxes) to purchase 2 lounge chairs and a side table for the Concierge area. Rancho will order these chairs and have them delivered and installed as soon as possible.

d) **Residents Information Up-Date:**

Ranch informed Strata Council that close to 75% of all Residents have submitted their Resident information up-date form. A second letter with their up-date form will be issued to Residents who have yet to fill out the form. After discussion, Council decided that after May 3rd, 2006 all unaccounted FOBS will be deleted. If Residents require reactivation, they must complete the form and bring it to the Concierge desk after May 3rd, 2006.

e) **Building Supervisor Report:**

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

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

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

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

Highlights of the March 2006 Property Manager report included the following:

- i) An on site meeting with PBEM has been conducted for the fireplace exhaust vents. The exhaust vents are currently being manufactured and will be installed as soon as they arrive on site.

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

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 **May 2006 (time and date to be determined at a later date)** at the offices located at 188 Aquarius Mews Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 11:00 p.m.

Respectfully submitted,



Terry Li, Property Manager
Rancho Management Services (B.C.) Ltd.
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Agents for Strata Plan LMS3903
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Direct Line: (604) 331-4267
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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.