



OCEAN VISTA STRATA PLAN VR 992

STRATA COUNCIL MEETING MINUTES
THURSDAY, JANUARY 22, 2015, 6:30 PM
UNIT # 305 – 1279 NICOLA STREET

COUNCIL PRESENT:

Chris Masterton	President
Eleanore Lawry	Secretary
Derrick Cheng	Vice President
Patrick Murphy	Treasurer
Barbara Carole Fareham	Member at Large

COUNCIL REGRETS:

Michael Buble	Member at Large
Ana Maria Santos	Member at Large

MANAGEMENT PRESENT:

Andrea Kunova, Property Manager
Pacific Quorum Properties Inc.
akunova@pacificquorum.com / Direct Line: 604-638-1966

1) **CALL TO ORDER**

The meeting was called to order at 6:38 p.m.

2) **ADOPTION OF PREVIOUS MINUTES – November 20, 2014**

It was:

MOVED/SECONDED

To adopt the Council Meeting Minutes from November 20, 2014, as previously circulated.

CARRIED

3) **FINANCE**

a) **Financial Statements**

It was:

MOVED/SECONDED

To approve the Financial Statements for October and November 2014.

CARRIED

b) **Arrears**

One Owner is showing arrears.

4) **BUSINESS ARISING**

a) **Balconies Repair**

Work related to the repairs of the balconies for units #109 and #309 may require the involvement of a consultant engineer. Additional quotes are being obtained.

5) **MAINTENANCE**

- Gutter caulking – pending to schedule
- Parkade power washing – Council noted that the line painting will be required this fall, and parkade cleaning to be scheduled prior to the line painting
- Flash painting third floor – handyman
- Entrance leveling – handyman
- Dumpster leveling – handyman
- Fence repair – handyman

6) **NEW BUSINESS**

a) **Roof Leak**

Circle Restoration attended to mitigate damage in three strata lots. Two quotes have been obtained for further suggested testing and potential exterior repairs. The Property Manager is arranging Crucial Roofing to provide a third quote for the exterior roof repair. An interior repair quote has been obtained and considered reasonable. The interior repairs will be conducted after Crucial Roofing completes the on-site testing.

b) **Gas Line for the Building**

Several Owners noted that they wish to find out the cost of gas line installation. Council suggested forming a committee and a volunteer to find out the details to share with Owners.

c) **Dryer Vent Cleaning In & Out**

Scheduled for January 24, 2015. Notice has been distributed as a reminder. Access to individual strata lots is required.

d) **Building Vendors List**

Council requested a change to the vendors list for emergency call outs; Circle Restoration only for mitigation of damages and any residual damage to be addressed by a separate vendor.

e) **Organic Food Waste**

The City of Vancouver is implementing the Organic Food Waste Program for all residential strata corporations. More details will be shared with Owners via Meeting Minutes and a newsletter.

f) **Common Area Parking**

It was noted that there are documents that may have not been registered in the Land Title Office regarding the allocation of the parking stalls. Pacific Quorum to view files held on behalf of the Strata Corporation and retrieve archives.

Away From Home

If you are planning to be away from home, leave keys for your unit with a neighbor, family member (only if they reside within the building) or a Council Member. This is critical in the event of flooding or other emergencies. In addition, it is wise to have an offsite key with family/friends.

Hot Water Tank

Owners are reminded that the lifespan of a hot water tank is 7-8 years, and it is the Owner's responsibility to look after the repair and maintenance of the tank. Owners are encouraged to post your installation date on your water tank so you will know the age of the tank.

Home Owners Insurance

Owners are reminded that personal insurance is very important and fairly inexpensive. Please be sure to obtain the personal/content insurance for your individual strata lot.

Fire Alarm

If you hear the fire alarm active, please call 911 immediately. The local Fire Department will be required to attend immediately.

7) **CORRESPONDENCE**

No correspondence was received.

8) **NEXT MEETING**

The next meeting is scheduled for **March 26, 2015**

9) **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:30 p.m.

ONLINE ACCESS TO YOUR STRATA CORPORATION

To access ***PQ ONLINE*** for Ocean Vista:

- Go to: **www.pacificquorum.com**
- Under ***PQ ONLINE LOGIN*** enter:
 - Username: **ocean vista**
 - Password: **992**

Once you have logged into ***PQ ONLINE*** for the first time, please go to “MY INFO” and sign-up for email notification of important notices, meeting minutes, etc., and update your contact details.

Submitted by:

***Andrea Kunova, Property Manager
PACIFIC QUORUM PROPERTIES INC.***

430 – 1200 West 73rd Avenue

Vancouver, BC V6P 6G5

Tel: (604) 685-3828 / Fax: (604) 685-3845

Direct: 604-638-1966

Email: akunova@pacificquorum.com

Website: www.pacificquorum.com

24-Hour Emergency Maintenance #: 604-685-3828

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです、どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

सबुती महत्वाची विषय समजे विने वेंसें द्याा दा दुसंसा करवाचें

Please Note: The Real Estate Regulations requires a vendor to provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from Pacific Quorum Properties Inc.