



**OCEAN VISTA  
STRATA PLAN VR 992**

**STRATA COUNCIL MEETING MINUTES  
THURSDAY, MARCH 26, 2015, 6:30 PM  
UNIT # 305 – 1279 NICOLA STREET**

**COUNCIL PRESENT:**

<b>Chris Masterton</b>	<b>President</b>
<b>Derrick Cheng</b>	<b>Vice President</b>
<b>Patrick Murphy</b>	<b>Treasurer</b>
<b>Michael Buble</b>	<b>Member at Large</b>

**COUNCIL REGRETS:**

<b>Ana Maria Santos</b>	<b>Member at Large</b>
<b>Barbara Carole Fareham</b>	<b>Member at Large</b>
<b>Eleanore Lawry</b>	<b>Secretary</b>

**MANAGEMENT PRESENT:**

**Andrea Kunova, Property Manager**  
**Pacific Quorum Properties Inc.**  
**[akunova@pacificquorum.com](mailto:akunova@pacificquorum.com) / Direct Line: 604-638-1966**

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1) **CALL TO ORDER**

The meeting was called to order at 6:44 p.m.

2) **ADOPTION OF PREVIOUS MINUTES – January 22, 2015**

It was:

**MOVED/SECONDED**

To adopt the Council Meeting Minutes from January 22, 2015, as previously circulated.

***CARRIED***

3) **RESIGNATION FROM COUNCIL**

Barbara Carole Fareham resigned from her position as she has sold her strata lot. Council wanted to extend thank a you to Barbara for her time and dedication.

4) **FINANCE**

a) **Financial Statements**

It was:

**MOVED/SECONDED**

To approve the Financial Statements for December 2014 and January 2015.

***CARRIED***

b) **Arrears**

Two Owners are showing an arrears total of \$499.65. The Owners will receive reminder letters.

5) **BUSINESS ARISING**

- Balcony Repairs – quotes for units #109 and #309 have been received.
- Gutter caulking – pending to schedule.
- Parkade power washing – tabled for fall.
- Flash painting the third floor.
- Entrance leveling – handyman completed.
- Dumpster leveling – handyman scheduled to complete.
- Fence repair – handyman to address.
- Courtyard tree – arborist to provide recommendation.
- Dryer Vent Cleaning – completed.
- Common Area Parking – details related to allocation are being reviewed.

6) **NEW BUSINESS**

a) **Roof Leak**

Circle Restoration attended to mitigate damage in three strata lots. Three quotes have been obtained for further suggested testing and potential exterior repairs. Council reviewed the quotes in detail and approved a quote in the amount of \$3,400.00 plus tax.

b) **Organic Food Waste**

The City of Vancouver is implementing the Organic Food Waste Program for all residential Strata Corporations. Pacific Quorum is arranging for quotes and implementation of the program. Further details will be provided via newsletter.

c) **Appraisal**

Normac conducted the appraisal for 2015. The appraisal is shared with the Strata Insurance provider.

**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 **Tuesday, May 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**

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**Website: [www.pacificquorum.com](http://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

**सुवर्ण महत्वपूर्ण** बिबरण अवतरे बिसे वैशें टिका एा हुंसेंसा अवरबाई

*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.*