



**OCEAN VISTA  
STRATA PLAN VR 992**

**STRATA COUNCIL MEETING MINUTES  
TUESDAY, MAY 26, 2015, 6:30 PM  
UNIT #305 – 1279 NICOLA STREET, VANCOUVER, BC**

**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>
<b>Eleanore Lawry</b>	<b>Secretary</b>

**COUNCIL REGRETS:**

<b>Ana Maria Santos</b>	<b>Member at Large</b>
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**MANAGEMENT PRESENT:**

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

**1) CALL TO ORDER**

The meeting was called to order at 6:34 p.m.

**2) ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES – MARCH 26, 2015**

It was:

**MOVED/SECONDED**

To adopt the Council Meeting Minutes from March 26, 2015, as previously circulated.

**CARRIED**

**3) FINANCE**

**a) Financial Statements**

It was:

**MOVED/SECONDED**

To approve the Financial Statements for February, March, and April 2015.

**CARRIED**

**b) Arrears**

One Owner will receive a reminder letter for an account in arrears.

**c) Draft 2015/2016 Operating Budget**

Council reviewed and finalized the draft Operating Budget, and confirmed the date of the Annual General Meeting (AGM). The Notice of Annual General Meeting will be distributed in accordance with the *Strata Property Act*.

4) **BUSINESS ARISING**

- Courtyard tree – A quote has been approved by Council to have the tree trimmed.

5) **NEW BUSINESS**

a) **Organic Food Waste Program**

Waste Management has been contacted to deliver a green bin. Owners are asked to obtain their own kitchen catchers. A notice will be posted advising Owners once the bin is onsite.

b) **Roofing Repairs**

Robinson Roofing and Sheet Metal attended the building and completed repairs. The total expected cost for repairs is over \$5,000.00.

c) **Arborist**

A Bartlett Tree Experts quote in the amount of \$739.20 was approved to prune the Evergreen Magnolia located in the rear courtyard.

d) **Clean Sweep Chimney**

It was:

**MOVED/SECONDED**

To approve a quote for fireplace and chimney cleaning. The work will be scheduled in the fall.

**CARRIED**

A sign-up sheet will be provided prior to the scheduling in September.

e) **Landscaping**

Council requested three quotes for landscaping services.

f) **Annual Fire Inspection Deficiencies**

Pacific Quorum to follow up with the details of the deficiency quote.

g) **Building Fire Exit Plan**

Pacific Quorum to follow up with the requirement for a building fire exit plan.

h) **Parking Registration on Strata Corporation's Documents**

Council requested Pacific Quorum to review the parking allocation, as it was noted that the registered parking allocation at the Land Title Office is incorrect.

6) **CORRESPONDENCE**

No correspondence was received.

7) **NEXT MEETING**

The next meeting is the Annual General Meeting, scheduled for **Tuesday, June 23, 2015 at 6:30 PM.**

8) **ADJOURNMENT**

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

### **Away From Home**

If you are planning to be away from home, please leave keys for your unit with a neighbour, 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 the water tank so Owners will know the age of the tank.

### **Homeowners Insurance**

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

### **Fire Alarm**

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

## **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 lo 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  
**ସମ୍ପର୍କ ସୂଚନା** ବିଷୟ ବଦଳେ ବିନି ବିନି ବିଷୟ ବିଷୟ ବିଷୟ ବିଷୟ

*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.