



**OCEAN VISTA
STRATA PLAN VR 992**

**STRATA COUNCIL MEETING MINUTES
WEDNESDAY, AUGUST 5, 2015, 6:30 PM
UNIT #305 – 1279 NICOLA STREET, VANCOUVER, BC**

COUNCIL PRESENT:

**Chris Masterton
Patrick Murphy
Michael Buble
Tim Reeve
Jessica Oakes**

COUNCIL REGRETS:

Derrick Cheng

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 6:34 p.m.

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

It was:

MOVED/SECONDED

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

CARRIED

3) **ELECTION OF COUNCIL POSITIONS FOR THE 2015/2016 FISCAL YEAR**

President, Chris Masterton

Vice President, Derrick Cheng

Treasurer, Patrick Murphy

Secretary, Jessica Oakes

Member at Large, Tim Reeve

Member at Large, Michael Buble

4) **FINANCE**

a) **Financial Statements**

It was:

MOVED/SECONDED

To approve the Financial Statements for May and June 2015.

CARRIED

b) **Arrears**

One Owner will receive a reminder letter for an outstanding balance on their account.

5) **BUSINESS ARISING**

- a) **Courtyard Tree**
The courtyard tree has been trimmed by the arborist.

6) **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. The Property Manager will follow-up with Waste Management to make sure the bin is delivered as soon as possible.
- b) **Chimney Sweeping**
The chimney sweeping will be scheduled for September 2015. The Property Manager was directed to arrange for this service. A sign-up sheet will be provided prior to the scheduling in September.
- c) **City of Vancouver**
The Property Manager will contact the City of Vancouver regarding the restriction of parking in the north alleyway while the window cleaning is being performed.
- d) **Landscaping**
Council requested three quotes for landscaping services.
- e) **Garage Cleaning**
Prior to the garage cleaning, a notice will be distributed to remind Owners of which items can be stored in the parkade. The parkade will be power washed in the fall.
- f) **Annual Fire Inspection**
To be scheduled.
- g) **Garage Gate**
The Property Manager will schedule the annual garage gate maintenance.
- h) **Bicycle Audit**
Council will place tags on the bikes. Owners will receive advanced notice to remove the tag by the deadline. All bikes that remain tagged will be donated. Please make sure to follow the instructions on the notice, which will be distributed shortly.
- i) **Tree Replacement**
An Owner has requested the replacement of the tree that was removed from the front of their unit.
- j) **Rotting Door**
An Owner reported rot on the exterior of their door. Council will obtain a quote to repair or replace the door.
- k) **Window Washing**
Due to the current water restriction in the Greater Vancouver area, the window washing has been delayed.

7) **CORRESPONDENCE**

No correspondence was received.

8) **NEXT MEETING**

The next Council Meeting is scheduled for **Tuesday, November 3, 2015, at 6:30 p.m.**

Preliminary Council Meeting Dates:

January 12, 2016

March 15, 2016

May 10, 2016

June 21, 2016 – Annual General Meeting

9) **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:10 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 the installation date on the water tank, this way new Owners are aware of the age of the tank.

Homeowners Insurance

Owners are reminded that personal insurance is very important, and fairly inexpensive. Please be sure to obtain 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
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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 이걸을 번역해 주십시오
ପ୍ରମୁଖ ସୂଚନା ଶିକ୍ଷା କରନ୍ତେ ବିନି ଭେଟା ହିମା ଡା ପୁରୁଷା କରନ୍ତାନ୍ତ

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.