



**OCEAN VISTA  
STRATA PLAN VR 992**

**STRATA COUNCIL MEETING MINUTES  
TUESDAY, MAY 10, 2016, 6:30 PM  
UNIT #106-1279 NICOLA STREET, VANCOUVER, BC**

**COUNCIL PRESENT:**

**Chris Masterton, President  
Derrick Cheng, Vice President  
Patrick Murphy, Treasurer  
Tim Reeve, Member at Large**

**COUNCIL REGRETS:**

**Jessica Oakes, Secretary  
Michael Buble, Member at Large**

**MANAGEMENT PRESENT:**

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

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- 1) **CALL TO ORDER**  
The meeting was called to order at 5:53 p.m.
  
  - 2) **ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES – MARCH 9, 2016**  
It was:  
**MOVED/SECONDED**  
To adopt the Minutes of the Council Meeting held on March 9, 2016, as previously circulated.  
**CARRIED**
  
  - 3) **FINANCE**
    - a) **Financial Statements**  
It was:  
**MOVED/SECONDED**  
To approve the Financial Statements for February and March 2016, as circulated.  
**CARRIED**
  
    - b) **Arrears**  
None to report.
  
    - c) **Operating Budget Draft 2016-2017**  
Council reviewed and finalized operating budget 2016-2017. Owners will vote to approve the proposed budget at the upcoming Annual General Meeting.

4) **BUSINESS ARISING**

a) **Plumber**

Sump Pump cleaning quote pending to be provided for councils consideration.

b) **Window Cleaning**

Blue Bird completed exterior window cleaning.

c) **Garage Gate Repair**

Door Pro scheduled to install a new motor. The work has been delayed due to Door Pro receiving incorrect motor type and requirement to exchange and deliver the correct type.

5) **NEW BUSINESS**

a) **Roof Maintenance**

There are three components of the roof system to address such pavers issue, metal bolts and caulking. Council has been addressing the paver area of the roof system. Council discussed details of the roof system is great length, and decided additional quotes are required to make sure best approach is taken address the repairs to the roof system. Further details will be disclosed at the upcoming Annual General Meeting.

b) **Depreciation Report Review**

Is required to be done by every three years.

c) **Individual Home Owners and Tenat Insurance**

Strata Corporation insurance covers common areas of the building components; the water damage deductible amount under Strata Insurance policy is \$5,000. Homeowners should make sure content insurance for their individual strata lots is in place. In case when owner is renting their strata lot, owner should remind the tenants to obtain tenant insurance coverage.

6) **CORRESPONDENCE**

- A complaint regarding construction noise was issued due to working on Sunday. The owner has been notified promptly, the Owner extended apology to neighboring residents.

7) **NEXT MEETING**

The next Council Meeting is scheduled for **Annual General Meeting, Tuesday, June 21, 2016.**

8) **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:50 p.m.

**Outdoor Drain Maintenance**

Owners are reminded to periodically clean any outdoor drains that they may have on their property. This will prevent unnecessary backups and potential flooding.

**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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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  
सबुदा महत्वाची विवरण बरवे विने बरे विना हा सुलभ बरबाद

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.*