

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE  
AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188  
AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, MAY 12<sup>TH</sup>, 2009 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright – Chairperson	Jason Wrobleski - Secretary
Michael Alexander-Vice-Chairperson	Dieter Kirste
Nick Carter – Treasurer	Evert Gerretsen
Don Grenfal	

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS:**

None

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Orval Wright at 6:35 p.m.

**2. ADOPTION OF MINUTES**

While reviewing the last month's meeting minutes, a friendly amendment to replace "*Gym Upgrade*" with "*Amenities Upgrade*" under 4(iii) was made and accepted. Another amendment to change the wording of the last sentence under 4(e) to read as "*Strata Council's intention to make bike storage rooms more convenient and to remove scrap and abandoned bikes in an effort to clean up the areas*" was also accepted. There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of April 14<sup>th</sup>, 2009 as presented and amended.

**3. COMMITTEE REPORTS**

**a) Financial Committee Report:**

Mr. Nick Carter reviewed the financial statements for the period ending March 31<sup>st</sup>, 2009. While reviewing the energy costs and in an effort to reduce heating costs, it was suggested by Mr. Michael Alexander that the possibility to install programmable thermostats in individual suites should be looked into. The installation of such thermostats would greatly help to reduce heating costs. After some discussion, it was **MOVED, SECONDED, and CARRIED** to instruct Rancho to contact BC Hydro to seek further information on the subject. A few more questions by Mr. Carter and other Council members were answered by Rancho.

3. **COMMITTEE REPORTS – CONT'D**

a) **Financial Committee Report – Cont'd:**

There being no other questions, it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending March 2009 as presented.

b) **Mechanical Committee Report:**

Mr. Dieter Kirste, Chairperson of the Mechanical Committee, advised the Council that he had replaced a heat exchanger for the pool area saving installation costs to the Strata. He also mentioned that a post near stall number 53 had been erected with the help of maintenance staff. The post will prevent residents from driving through the adjoining stalls.

On another note, Mr. Kirste, with a view to further enhance security at the complex, suggested that the Strata Corporation should look into the possibility of enlisting with the Block Watch Program operated by Vancouver Police. The program is about neighbors helping neighbors. It is a participatory program in which participants watch out for others' homes and report suspicious activities to the Police and each other. The communication is crucial in reducing the likelihood of residential crime. A memo requesting residents to come forward to volunteer as participants in the program will soon be published.

c) **Parkade Committee Report:**

Mr. Orval Wright, Chairperson of the Parkade Committee, advised the Council that the old television in the billiards room that was replaced with a new one was donated to Salvation Army and the latter had acknowledged it with thanks to the Strata Corporation.

On the issue of water leaks from the ceiling on P2 level following power washing in the commercial parkade above, Mr. Wright advised the Council that after he raised the matter with the Commercial Strata in a recent meeting, the latter had agreed to undertake repairs of the affected areas to prevent water from seeping through the residential parkade ceiling. He also advised the Council that some of the residents are abusing the Visiting Parking by parking their vehicles using visitor tags. Residents are requested to comply with the bylaws in this regard.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, advised the Council that a big hole in the lagoon has been dug up to determine source of the water leak found underground. The building envelope engineer is being consulted on the issue and their report is awaited. A dead pine tree to the east of Aerobics room will be cut and will be replaced by appropriate plants. Davey Tree has been asked to quote on this job. Mr. Gerretsen also noted that the three clumps of pampas grass are becoming too large to be effective in the overall design of the area. After the required pruning in the fall, in order to keep them in check, they looked like haystacks most of the winter. They are also rotting from the inside. After discussion, it was agreed that a quote be obtained from Para Space for removal of the pampas grass. Mr. Gerretsen expressed his appreciation for the work done by Tony in cleaning, fertilizing and placing the 250 water lilies in the lagoon. It was then **MOVED, SECONDED and CARRIED** to accept the committee report with thanks.

4. **BUSINESS ARISING FROM PREVIOUS MEETING – PM REPORT**

a) **Legal/Spalling:**

Rancho advised the Strata Council that no further updates have been received from the lawyer. The Council shall be updated of any new information as soon as it is received.

b) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the month of April 2009. It was **MOVED, SECONDED, and CARRIED** to approve the report as presented.

c) **Property Manager's Report:**

i) **Fujitec Elevators – Consultant's Report**

Rancho advised the Strata Council of results of a meeting held with a manager of Fujitec aimed to discuss and address the deficiencies reported by KJA Consultants. The report received from Fujitec shall be sent to KJA for their verification.

ii) **Electrical Retrofit:**

Rancho advised Strata Council that work relating to electrical retrofit of the common areas had been completed and BC Hydro has been requested for associated incentive rebate.

iii) **Security Cameras – TV Screen Elevators**

Rancho advised the Council that the necessary information sought from IHN Media is still awaited. It will be submitted for information to Council as soon as it is received.

d) **Alteration Procedures:**

Mr. Evert Gerretsen, presented to the Council a draft set of procedures he prepared with Baldev Sondhi for regulating alteration projects and proposed changes to bylaws in this regard. He noted that the current procedures and bylaws are not adequate enough and need clarity and a few changes to make them more effective. After some discussion, the Council directed Rancho to work on the proposal this year, have the draft vetted from a lawyer and if no further changes are required, to table the proposed bylaw changes at the next AGM.

e) **Capital Plan:**

The Strata Council reviewed and discussed a proposal submitted by RDH for a long-term financial planning to establish a basis for a capital reserve to accommodate anticipated future major common area repairs and replacement projects. The Council also discussed the comments of the Building Supervisor and his opinion in this regard. In light of his comments, it was agreed, after some discussion, that more research be done on the subject before a decision to commission this project is taken. Rancho was instructed to investigate and compare with similar such projects done by RDH. The information shall be presented to the Council at its next meeting.

4. **BUSINESS ARISING FROM PREVIOUS MEETING – PM REPORT – CONT'D**

f) **Disposal of Abandoned Bikes:**

Rancho advised the Council that an appropriate notice has already been drafted and shall be sent to Residents/Owners requesting them to identify and tag the racks to which their bikes are locked. After a reasonable compliance period unidentified bikes will be removed so that more racks will be available to those who ride their bikes.

g) **Metal Storage Lockers:**

The Strata Council was advised of the demand for storage lockers received so far. It was decided to wait for some more time to let the demand grow adequate enough before a decision to build additional lockers is taken. The Council will review the matter at the next Council meeting.

5. **CORRESPONDENCE**

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

Strata Council reviewed all correspondence and instructed Rancho on which units should be fined as per Section 135 of the Strata Property Act. Fines were issued for noise, illegal storage, damage to common property, etc.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

6. **NEW BUSINESS**

a) **Barbeque:**

The Council discussed the condition of the Barbeque on the 3<sup>rd</sup> level. It was noted that due to its excessive use in the summers and the residents not taking adequate care after use, avoidable costs on cleaning and repairing it were incurred. In view of its escalating repair costs, the Council agreed, after some discussion, that it be replaced with a new one. Residents are requested to be considerate and clean the barbeque after every use.

7. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, June 9<sup>th</sup>, 2009** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:15p.m.

Respectfully submitted,



~~Baldev~~ Sondhi, Strata Agent

Rancho Management Services (B.C.) Ltd.

701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5

Agents for Strata Plan LMS3903

Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)

Direct Line: (604) 331-4281

Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**RANCHO'S INTERNET SITE**

Rancho's website has been updated with lots of new features. We invite you to check us out at <http://www.ranchovan.com>. Any questions and comments can be forwarded to us by email at: [pmgr@ranchogroup.com](mailto:pmgr@ranchogroup.com), or by calling us at: (604) 684-4508.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE  
AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188  
AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, JUNE 9<sup>TH</sup>, 2009 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright – Chairperson	Jason Wrobleski - Secretary
Michael Alexander-Vice-Chairperson	Dieter Kirste
Don Grenfal	Evert Gerretsen

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS:**

Nick Carter

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Orval Wright at 6:35 p.m.

2. **ADOPTION OF MINUTES**

The Strata Council reviewed the last meeting minutes and there being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of May 12<sup>th</sup>, 2009 as presented and circulated.

3. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Don Grenfal reviewed the financial statements for the period ending April 30<sup>th</sup>, 2009. The observations sent in by Mr. Nick Carter in his email on financial statements were also reviewed. Referring to the arrears, Council instructed Rancho to follow up on outstanding amounts more vigorously. There being no other questions, it was **MOVED, SECONDED**, and **CARRIED** to approve the financial statements for the period ending April 2009 as presented.

b) **Mechanical Committee Report:**

Mr. Dieter Kirste, Chairperson of the Mechanical Committee, advised Council of the recent fire alarm in the Villas during the weekend. He said the alarm was caused by the building cleaners waxing the floors and the false alarm created disruption of activity for a few hours. He further advised Council that during a staff maintenance meeting, he discussed strategies with the staff to minimize such incidents in future.

3. **COMMITTEE REPORTS – CONT'D**

b) **Mechanical Committee Report – Cont'd:**

Council discussed the subject of installing programmable temperature thermostats within the units and timers for the fire places in an effort to, may be, reduce utility heating costs. Council discussed the practicality and advantages of the two ideas and Rancho was instructed to contact BC Hydro/Terrasen Gas to seek more information and advice on installation of both timers and thermostats.

In regards to Block Watch program, as discussed and mooted by Mr. Kirste during the last month's meeting, Rancho advised that no responses have been received from the residents so far.

c) **Parkade Committee Report:**

Mr. Orval Wright, Chairperson of the Parkade Committee, advised Council that some residents dispose of their garbage carelessly and do not sort out their garbage from recycling. The task of sorting out the mess takes maintenance staff away from more important duties. He reiterated the need to educate the new incoming residents of the garbage rules. Sheets of instructions prepared in the past dealing with the nature of items considered household garbage and items for recycling and the manner of their disposal should invariably be given to the new residents. A tour of the garbage / recycling areas with adequate explanation should be given by the Concierge before the move-ins. In regards to when residents are moving out, the Concierge should check the storage locker areas as well, in case the residents are found to be leaving / abandoning unwanted items in nooks and corners of other common areas in the locker rooms.

Rancho will instruct maintenance staff to do a walk around of the storage locker areas with a view to cleaning up these areas of abandoned items and to remove any stuff on the roof of lockers.

Mr. Wright advised that some of the areas in the parkade have become dirty again and the staff has been instructed to power wash those areas. Also, a few of the stalls are being used for storage purposes, which is against the rules.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, advised the Council that a big hole in the courtyard has been filled up now after it could not be determined as to where the leak was coming from. As the leak was very minor and further exploratory digging would not only be extensive but expensive also, it was decided to fill the hole for the time being and seek further opinion in the matter.

He further advised that a dead pine tree situated to the east of Aerobics was removed with the help of staff and the three clumps of pampas were also removed with the help of hired labor as their roots were too strong and required too many staff hours.

3. **COMMITTEE REPORTS – CONT'D**

d) **Landscaping Committee Report – Cont'd:**

On the issue of dying trees in the mews, Mr. Gerretsen, informed the Council that the expanding roots of the trees were playing havoc with the irrigation system and has also caused damage to the membrane of the parkade roof in the mews area. He said the trees are too big for the planters and the soil available was not adequate enough for them to absorb water. Currently, there are 10 such trees. During discussion, Rancho advised the Council that an advice from an arborist has already been sought and the City of Vancouver has also been contacted. Any further development in this regard shall be notified to the Council as soon as it is available. Rancho was, however, instructed to prepare and put up an information notice in this regard for residents

4. **BUSINESS ARISING FROM PREVIOUS MEETING – PM REPORT**

a) **Legal/Spalling:**

Rancho advised the Strata Council that a meeting between Concord, their engineer and RDH, the building envelope consultant along with a consultant engineer representing the Strata Corporation shall be held shortly. A Council member, nominated by the Strata Council and a Rancho representative shall also be present at the meeting. Rancho will update Council on the outcome of the meeting.

b) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the month of April 2009. After a few questions about job descriptions of the various staff, it was **MOVED, SECONDED, and CARRIED** to approve the report as presented.

c) **Property Manager's Report:**

i) **In-Suite Insurance:**

Rancho advised the Strata Council that of the 480 Owners, there are still 26 Owners who have never submitted their proof of condo insurance in accordance with the bylaw introduced in the year 2006. After a brief discussion, the Council was advised that another fine shall be levied to such Owners that have not submitted proofs of insurance. We request Owners to comply with this bylaw and send copies of their insurance to Rancho.

ii) **Fujitec Elevators – Consultant's Report:**

Rancho advised the Strata Council that there were no new updates on the status of the report. The deficiencies reported by KJA Consultants are still being looked into and that Fujitec is in direct touch with KJA. Any update received by Rancho shall be communicated to the Council as soon as it becomes available.



4. **BUSINESS ARISING FROM PREVIOUS MEETING – PM REPORT – CONT'D**

c) **Property Manager's Report – Cont'd:**

iii) **Short Term Rentals During Olympics:**

A Council member noted that instead of hiring an extra concierge we should hire a security guard with a dog (K9) during the Olympics to oversee increased activity in the complex due to short term rentals. Rancho will prepare a job description for the security guard for Council's approval.

iv) **Security in Elevators – TV Screens:**

Rancho advised the Council that IHN Media was not able to give any concrete proposal on installing cameras in the elevators. The Council noted that keeping in view the demand of Owners at the AGM and to further enhance security at the complex, it would be desirable to get the cameras installed even if they are ordinary cameras without TV monitors as originally envisaged under IHN proposal. After some discussion, it was **MOVED, SECONDED, and CARRIED** to call for quotes from some other company for installation of cameras in the elevators.

d) **Capital Reserve Plan:**

The Strata Council reviewed a sample of the study proposal submitted by Rancho as opposed to the Reserve Study Proposal reviewed last month. After some discussion, it was decided that using and modifying the template of the sample proposal, information may be obtained on the estimated life of each major item of the common property and common assets along with estimated repair and replacement cost of such items. The information thus collected and formulated may be presented at the next AGM for approval by the General Membership.

e) **Disposal of Abandoned Bikes:**

Rancho advised the Strata Council that a memo in regard to abandoned bikes was circulated and distributed among all residents. The notice has been put up in the respective bike rooms, as well, with a box containing tags. A number of Owners of bicycles have already tagged their bikes. This is being done to cleanup bike rooms of unwanted junk and abandoned bikes so that additional space can be created.

f) **Metal Storage Lockers:**

The Strata Council was advised that, so far, about 10 Owners have shown interest in renting metal storage lockers. In view of the existing and anticipated demand, it was **MOVED, SECONDED, and CARRIED** to call for quotes on building some additional lockers in areas already identified that may be suitable.

5. **NEW BUSINESS**

a) **Odour Repellent:**

Mr. Michael Alexander noted that the smell of the "perfume" released by the odour repellent machine installed behind the garbage compactor on level 2 of AQ1 is and wondered if an option for a milder 'matter,' though equally effective,

5. **NEW BUSINESS – CONT'D**

- a) **Odour Repellent – Cont'd:**  
could be used. After a brief discussion, Rancho was instructed to explore the option and let the Council know.
- b) **Barbeque Maintenance:**  
Mr. Orval Wright noted that some of the residents using the barbeque are not cleaning up the barbeque after use. He expressed concern that if the residents do not take proper care of it, the facility may have to be discontinued. He also instructed Rancho to prepare and put up an appropriate notice in this regard.

6. **CORRESPONDENCE**

Council reviewed all the correspondence that had been received since the last meeting and gave instructions to Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com), or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

7. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, July 14<sup>th</sup>, 2009** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:15 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

### RANCHO'S INTERNET SITE

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at <http://www.ranchovan.com>. The log in for Aquarius is lms3903, and the password is 5037aquarius. Any questions and comments can be forwarded to us by email at: [pmgr@ranchogroup.com](mailto:pmgr@ranchogroup.com) or by calling us at: (604) 684-4508.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, JULY 14<sup>TH</sup>, 2009 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright – Chairperson	Jason Wroblewski - Secretary
Michael Alexander-Vice-Chairperson	Dieter Kirste
Evert Gerretsen	

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS:**

Nick Carter - Treasurer  
Don Grenfal

**GUEST:**

Christa Kirste

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Orval Wright at 6:35 p.m.

**2. GUEST PRESENTATION:**

Ms. Christa Kirste, owner of 302, 1199 Marinaside, presented to Council her general concerns with regard to the use of the common areas by the residents and their visitors with particular reference to the courtyard. The Strata Council thanked Ms. Kirste for her presentation and then excused her from the meeting. The Council will dwell upon her concerns with a view to addressing them.

**3. ADOPTION OF MINUTES**

The Strata Council reviewed the last meeting minutes and there being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of June 16<sup>th</sup>, 2008 as presented and circulated.

4. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Orval Wright reviewed the financial statements for the period ending May 31<sup>st</sup>, 2009. The observations sent in by Mr. Nick Carter in his email on financial statements were also reviewed. A few questions raised by Council members were answered by Rancho. There being no other questions, it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending May 2009 as presented.

b) **Mechanical Committee Report:**

Mr. Dieter Kirste, Chairperson of the Mechanical Committee, while presenting his report, advised the Council about reorganization of various rooms currently being used by maintenance staff. He said the purpose was to maximize use of these rooms. He also advised that there was a need to build a tool shed for storing various tools used by the maintenance staff. A couple of vacant and unused areas had been identified for this purpose. After some discussion, it was agreed that the other Council members will visit these areas to determine the possibility of building a concrete tool shed on one of these spots.

Mr. Kirste drew everyone's attention to the wearing down of the furniture in the courtyard. He said that some of the chairs look faded and old due to their exposure to the sun for so many years and he would recommend their replacement. After a brief discussion, it was agreed to have some of the furniture, which looks worn and old, replaced.

c) **Parkade Committee Report:**

Mr. Orval Wright, Chairperson of the Parkade Committee, advised Council that maintenance staff is still spending too much time going through the recycling blue bins to resort some items into the proper bins and dispose of household waste that contaminates the bins.

Mr. Wright advised that it has been observed that a few cars leak oil on their parking stalls and the leaked oil is then tracked to adjacent areas when the vehicles are driven out. Residents are reminded that the oil will leave a mark on the membrane or a permanent stain in the concrete, making the parkade area look dirty. He urged residents to keep their parking stalls clean of oil on a daily basis.

Mr. Wright further advised the Council that the extra items lying in nooks and corners and rooftops of storage lockers have been cleared up. The areas will be monitored on a regular basis.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, advised the Council that a meeting with the Owner of Paraspace Landscaping was held recently with a view to bringing up certain landscaping issues that were not being attended to by the landscaping staff. He said the owner had promised him that their staff shall be suitably instructed to address his concerns.

4. **COMMITTEE REPORTS – CONT'D**

d) **Landscaping Committee Report – Cont'd:**

On the issue of trees in the Mews, Mr. Gerretsen summarized the arborist's report and a proposal to draft a landscaping plan for the first phase, i.e. covering the ten dying trees. He also mentioned that a plan for phase II and III will be added later. Phase II will cover rest of the mews areas while phase III shall cover certain areas in front of 198 Aquarius Mews. While summarizing, he referred to the discussions with the City's representative as well. The Strata Council then discussed Mr. Gerretsen's summary and all the associated issues. After a lengthy discussion, while accepting the Arborist's report, it was agreed that a second quote be obtained from a Landscape Architect to draw a landscaping plan, before proceeding on the issue.

5. **BUSINESS ARISING FROM PREVIOUS MEETING:**

a) **Legal/Spalling:**

Rancho advised the Strata Council that a progress report on the follow up action to the last meeting held with Concord Pacific is still awaited. The Council will be updated on it as soon as it is received.

b) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the month of May 2009. It was **MOVED**, **SECONDED**, and **CARRIED** to approve the report as presented.

c) **Property Manager's Report:**

i) **In-Suite Insurance:**

Rancho advised the Strata Council that of the 480 owners, there are still 19 owners who have never submitted their proof of condo insurance in accordance with the bylaw introduced in the year 2006. The Council was advised that a fine of \$100.00 each had been levied to such owners who did not provide proof of insurance as at the end of last month. We request owners to comply with this bylaw and send a copy of the summary sheet (Policy Declarations) of their insurance policy to Rancho.

ii) **Fujitec Elevators – Consultant's Report:**

Rancho advised the Strata Council that as advised by Fujitec, all the deficiencies have been rectified. KJA Consultants will be contacted soon to verify and send us a final report.

iii) **Security in Elevators – TV Screens:**

Rancho advised the Council that IHN Media was not able to give any concrete proposal on installing cameras in the elevators. The Council noted that keeping in view the demand of owners at the AGM and to further enhance security at the complex, it would be desirable to get the cameras installed even if they are ordinary cameras without TV monitors as originally envisaged under IHN proposal. After some discussion, it

5. **BUSINESS ARISING FROM PREVIOUS MEETING – CONT'D:**

c) **Property Manager's Report – Cont'd:**

iii) **Security in Elevators – TV Screens:**

was **MOVED**, **SECONDED**, and **CARRIED** to call for quotes from some other company for installation of cameras in the elevators.

d) **Disposal of Abandoned Bikes:**

Rancho advised the Strata Council that a period of extension granted to residents to tag their bikes shall expire on July 15<sup>th</sup>, 2009. Mr. Michael Alexander and Mr. Jason Wroblewski will work with staff on the procedure for removal of untagged bikes. In the meanwhile, the Council instructed Rancho to have unused tagging ribbons and notices removed from all the bike rooms after July 15<sup>th</sup>, 2009.

e) **Metal Storage Lockers:**

The Strata Council was advised that, so far, about 10 owners had shown interest in renting metal storage lockers. The Council will discuss this further in the next meeting to decide on the next course of action in this regard.

6. **NEW BUSINESS**

a) **Amenity Procedures**

Mr. Evert Gerretsen, presented to the Council a revised draft of Amenity Rules for discussion and adoption. Mr. Gerretsen explained to the Council that some of the rules were not clear or vague and warranted revisions. He particularly referred to Courtyard/Aerobics area which is much used during the summer. This is the area, he said, where booking is not allowed and is used strictly on a 'first come first served' basis subject to a few conditions as per existing rules.

After some discussion, it was decided that, as the rules are quite elaborate, they should be examined in greater detail before they become operative. As such, Council Members were requested to forward suggestions so that they could be discussed at the next Council being before being adopted.

7. **CORRESPONDENCE**

Council reviewed all the correspondence that had been received since the last meeting and gave instructions to Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com), or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, August 11<sup>th</sup>, 2009** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:05 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (24-HR. EMERGENCY SERVICES)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**EXTENDED ABSENCE**

Owners/Residents who are going away for an extended period of time must make arrangements to have someone inspect their suite on a regular basis. The following are suggested steps to be taken when planning on leaving for thirty (30) days or more:

- Notify the Concierge Staff of your absence
- Leave an emergency contact phone number
- Turn off all water supply lines in your suite (Concierge staff can provide you with assistance if required)
- It is advisable that you have your suite checked at least once a week.



**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, AUGUST 11<sup>TH</sup>, 2009 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright – Chairperson

Jason Wroblewski - Secretary

Michael Alexander-Vice-Chairperson

Evert Gerretsen

Nick Carter - Treasurer

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent

Baldev Sondhi, Strata Agent

**REGRETS:**

Diter Kirste

Don Grenfal

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Orval Wright at 6:35 p.m.

**2. ADOPTION OF MINUTES**

The Strata Council reviewed the last meeting minutes and there being no errors or omissions, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the minutes of July 14<sup>th</sup>, 2009 as presented and circulated.

**3. COMMITTEE REPORTS**

**a) Financial Committee Report:**

Mr. Nick Carter, Treasurer, reviewed the financial statements for the period ending June 30<sup>th</sup>, 2009. Mr. Carter while reviewing the maintenance expenses on various items raised a question about the expenses being incurred on the repair of toilets. Rancho informed the Council that some of the toilets in 198 Aquarius Mews (Tower II) have recently been discovered to have original installation problems. After some discussion, the Council instructed Rancho to have a report prepared from the Building Supervisor detailing therein the nature and frequency of the problems and also, the amount of man hours spent by maintenance staff in carrying out repairs in some of the cases. The report will be submitted to the Strata Council at the next meeting for review before a comprehensive presentation is prepared and made before the Owners at the next AGM.

3. **COMMITTEE REPORTS – CONT'D**

a) **Financial Committee Report – Cont'd:**

Mr. Carter also enquired about maintaining an inventory of supplies purchased and held by the maintenance staff. He recommended that supplies received should be centrally located and inventory be maintained on an ongoing basis to have a better control on what comes in and what goes out. After some discussion, it was **MOVED, SECONDED, and CARRIED** to direct staff to centralize a store facility in this regard. A few other questions put forth by Mr. Carter and other Council members were answered by Rancho. There being no other questions, it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending June 2009 as presented.

b) **Mechanical Committee Report:**

The Strata Council reviewed a couple of issues sent in by Mr. Dieter Kirste via email. On the subject of furniture on the 3<sup>rd</sup> level, Mr. Orval Wright noted that most of the furniture sitting in the lagoon area looked oxidized due to exposure. However, after it was pressure washed recently by the staff, it had regained some smoothness and become usable. A couple of chairs that were broken had been disposed of. He suggested that the Council may consider replacing some of the chairs next year.

Mr. Kirste, in his email, has also noted that a tree located between Starbucks and 1199 Marinaside was dying and was not looking good. He requested that the staff keep an eye on this tree and water it, if need be, during this dry spell, even though it was the responsibility of the City to look after the trees on the street.

Mr. Michael Alexander said that the screen of the EntryPhone at the main entrance of Aquarius I is hard to read when in full sun. Staff was directed to ask Panarama, the security system vendor, to recommend a solution during its next service call.

c) **Parkade Committee Report:**

Mr. Orval Wright, Chairperson of the Parkade Committee, advised the Council that the parkade looked dirty in some areas and staff had been directed to power wash these areas. With regard to visitor parking, he noted that the towing company had been quite active lately and towed away a number of cars due to violations in the Visitor Parking areas. Residents are reminded to read the bylaws in regard to visitor parking to avoid such situations. Referring to the garbage areas, he said that there are a few residents who dispose of their garbage carelessly and do not sort out their garbage from recycling. He recommended that a more exhaustive tour of the recycling and garbage areas be given by the Concierge to the new residents. After a brief discussion on the subject, it was agreed that a check list in this regard be prepared and the new residents be asked to sign off this list after they are given a tour of the complex. Owners are also requested to familiarize their tenants with these rules when submitting Form "K".

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, while discussing the dying trees in the mews, suggested that the landscaping plan that was due to be submitted by the architect, be presented to the Council first before it is sent to the

3. **COMMITTEE REPORTS – CONT'D**

d) **Landscaping Committee Report – Cont'd:**

City. The Council would review it along side comments from the arborist. The purpose of all this would be to make sure that the right species of trees were planted this time. Rancho advised that since it was a time sensitive issue, it would be submitted to the City as soon as the plan is reviewed and accepted by the Council.

4. **BUSINESS ARISING FROM PREVIOUS MEETING:**

a) **Legal/Spalling:**

Rancho advised the Strata Council that despite the matter being followed up constantly, a concrete response on this issue is still awaited. After some discussion, it was **MOVED**, **SECONDED**, and **CARRIED** that the lawyer be directed to prepare a report of activity, decisions, and suggested next steps on this matter by October 1<sup>st</sup>, 2009 for Council review.

b) **Security During Olympics:**

While discussing the security measures to be taken during the Olympics due to increased activity, Mr. Evert Gerretsen suggested that if additional security is hired, a job description of the security guard should be obtained. After some discussion, Rancho was instructed to contact an experienced security company to obtain further details and report to Council.

c) **In-Suite Insurance:**

Rancho advised the Strata Council that of the 480 Owners, there are still 16 Owners who have never submitted their proof of condo insurance in accordance with the bylaw introduced in the year 2006. Owners are requested to comply with this bylaw and send copies of their insurance to Rancho.

d) **Disposal of Abandoned Bikes**

Mr. Michael Alexander updated the Strata Council on the issue of abandoned bikes in various bicycle rooms at the Aquarius. He said a total of about 100 bicycles were removed last month with the help of building staff therefore freeing up useful space in the bicycle rooms. Most of these 100 bicycles could be perceived as unusable or abandoned by past or present residents. The bicycles are now being kept in safe custody in one of the empty bike rooms. He appreciated Jason Wroblewski, another Council member, for assisting him in this project. Following a brief discussion on the manner of their final disposal, it was agreed that the residents be notified on a regular basis through newsletters and memos issued from time to time. It was also agreed that these bikes be retained until the end of February 2010, after the AGM, to be disposed of with donations to charities and/or co-operative bicycle stores. Residents are requested to check with the Concierge if they discover that their bikes have been removed.

e) **Metal Storage Lockers**

The Strata Council was advised that, so far, about 10 Owners had shown interest in renting metal storage lockers. After a short discussion and due to lack of details, the matter was **TABLED** until the next meeting.

4. **BUSINESS ARISING FROM PREVIOUS MEETING – CONT'D:**

f) **Amenity Procedures:**

Mr. Evert Gerretsen, reviewed with the Strata Council a revised draft of Amenity Rules with special reference to use of Aerobics room area on the 3<sup>rd</sup> floor. The rules were reviewed in reference to points raised by Mr. Jason Wroblewski and Mr. Nick Carter in this regard. After a lengthy discussion, during which some amendments were suggested by the members, it was agreed that a final draft be prepared based upon the discussion and presented to the Council as soon as possible for the members' review before their final adoption. The rules will then be sent to all the Owners for their information and shall come into immediate effect thereafter.

5. **CORRESPONDENCE:**

Council reviewed all the correspondence that had been received since the last meeting and gave instructions to Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com), or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

6. **NEW BUSINESS:**

a) **Resignation of Council Member:**

Mr. Jason Wroblewski informed the Council that due to his prolonged absence from the country, he will not be able to continue on the Council and therefore tendered his resignation. The Strata Council thanked Mr. Wroblewski for his diligence and commitment to the Strata Corporation during his tenure.

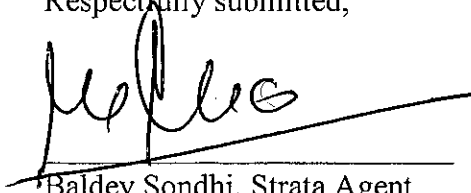
7. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, October 6<sup>th</sup>, 2009** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:35p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

### EMERGENCY PROCEDURES

*(After regular hours)*

If you have a building emergency after regular hours, please call Rancho's number at 604 684-4508, which is a 24 hour emergency number, and you will receive instructions on how to contact the answering service operator. Upon doing so, give brief details to the answering service operator. Please note that emergencies include: fires, broken water pipes, stuck elevators, no hot water, stuck garage door and other emergency situations. Please note that we will take no action on any emergency unless we have first talked to the person placing the call. Break and enter and/or vandalism to your automobile or suite should be reported to the Police Department.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, OCTOBER 6<sup>TH</sup>, 2009 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright – Chairperson

Dieter Kirste

Michael Alexander-Vice-Chairperson

Evert Gerretsen

Nick Carter - Treasurer

Don Grenfal

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent

Baldev Sondhi, Strata Agent

**REGRETS:**

None

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Mr. Orval Wright at 6:35 p.m.

**2. ADOPTION OF MINUTES**

The Strata Council reviewed the last meeting minutes and there being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of August 14<sup>th</sup>, 2009 as presented and circulated.

**3. COMMITTEE REPORTS**

**a) Financial Committee Report:**

Mr. Nick Carter, Treasurer, reviewed the financial statements for the period ending August 31<sup>st</sup>, 2009. He noted that the Strata Corporation posted a surplus of \$137,338.00 as at the end of the period. He also noted that, apparently, due to the recent electrical upgrade in the common areas as per BC Hydro guidelines, there was a drop in the electrical consumption over a period of last two/three months. He, however, said that this trend will continue to be watched over the next few months. Rancho advised the Council that a rebate amount of approximately \$27,300.00 had already been received from BC Hydro following the upgrade and had been put into the Contingency Fund. On the supplies received and stored by the Maintenance Staff, he reiterated the need to prepare an inventory of the stocks in order to have an effective control over what comes in and what goes out.

3. **COMMITTEE REPORTS – CONT'D**

a) **Financial Committee Report – Cont'd:**

Rancho advised the Council that the building supervisor will be instructed to take steps in this regard.

Mr. Carter suggested that it would be better if the financials for the most recent month were provided to the Council for review and asked Rancho to look into the matter. A few other questions raised by Mr. Carter and other Council members were answered by Rancho. There being no other questions, it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending August 2009 as presented.

b) **Mechanical Committee Report:**

Mr. Dieter Kirste, head of the Mechanical Committee, drew Council's attention to a few residents using their balcony railings to hang their small planters and instructed Rancho to identify the suites to advise them to remove the planters from their balcony railings. He also referred to what looked like a wooden structure visible on the limited common property on one of the penthouses in Aquarius II and instructed Rancho to look into. On the subject of failing toilets, particularly, in Aquarius II, Mr. Michael Alexander advised the Council that he was in constant touch with a plumbing company and was working with Dieter and the building supervisor to submit his report at the next meeting.

c) **Parkade Committee Report:**

Mr. Orval Wright, Chairperson of the Parkade Committee, advised the Council that the parkade looked dirty in some areas and staff had been instructed to power wash those areas. A number of parking stalls were found to have oil stains in them and were cleaned up. The parking areas are inspected for oil stains on an on going basis and the action taken forthwith. Referring to the garbage areas, he said that there are a few residents who dispose of their garbage carelessly and do not sort out their garbage from recycling. Rancho advised the Council a check list for the Concierge shall soon be prepared which will guide him while giving tours of the common areas to the incoming residents. Owners are also requested to familiarize their tenants with these rules when submitting Form "K". This will assume more significance in view of the short term rentals during the winter Olympics.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, advised the Council that as the landscaping contract was due for renewal, Para Space was being asked to submit a quote for regular maintenance and limited access planters only. It will be presented to the Council for approval after it is received. The Strata Council, then, reviewed and discussed quotes received from Para Space and Bell's Horticulture Ltd. for installing entry planters to Aquarius Mews. It was noted that Para Space had quoted for planting of 10 trees instead of 8 and Bell had not mentioned about the irrigation re-install. After some discussion, it was decided that both companies be contacted for necessary revisions and whichever is lower shall be approved.

3. **COMMITTEE REPORTS – CONT'D**

d) **Landscaping Committee Report – Cont'd:**

The Strata Council, then, reviewed quotes for application of membrane in the two planters. The two quotes, received from EPS West Coast and Peter Ross 2008 Ltd., represented different methods of applying the membrane. After a lengthy discussion, it was **MOVED, SECONDED, and CARRIED** to hire a roofing consultant to seek his opinion on the choice for better methodology of application of membrane.

4. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT:**

a) **Legal/Spalling:**

Referring to a recent meeting held between the Strata's lawyer and the Council, on the spalling issue, Rancho advised the Council that the lawyer will submit his report/comments on the progress of his talks with Concord Pacific shortly. The Council shall be informed of this as soon as a report is received.

b) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the month of September, 2009. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the report as presented.

c) **Security During Olympics:**

Mr. Evert Gerretsen while discussing the security measures to be taken during the Olympics due to increased activity said that while hiring the security at that time, the job description the security guard should be well defined. After some discussion, Rancho was instructed to contact an experienced security company to find out further details and report the information to Council.

d) **In-Suite Insurance:**

Rancho advised the Strata Council that of the 480 owners, there are still 14 owners who have never submitted their proof of condo insurance in accordance with the bylaw introduced in the year 2006. All owners are requested to comply with this bylaw and send copies of their insurance to Rancho.

e) **Metal Storage Lockers**

The Strata Council was advised that, so far, 17 owners had shown interest in renting metal storage lockers. The demand being considerable, the Council, after a short discussion, instructed Rancho to call for a quote from Norstad, the company who built the lockers last time, for building similar lockers in the areas already identified by the Council. The information shall be presented to the Council at the next meeting.

f) **Programmable Thermostats:**

With a view to saving energy costs, the Strata Council discussed a quote received from Commercial Lightings for installation of programmable thermostats having timers on them. After some discussion, Rancho was instructed to ask the company



4. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT:**

f) **Programmable Thermostats – Cont'd:**

to provide some samples for trial to gauge their efficacy and manner of installation thus enabling the Council to make a decision in this regard.

5. **CORRESPONDENCE**

Reviewing the Correspondence, the Council noted that 8 units were fined for oil leaks on their stalls. There was one unit which was fined for infraction of bylaws in regard to use of Aerobics area. A few warning letters were also sent for various infractions. The Strata Council reviewed correspondence received during the month and instructed Rancho to respond to it appropriately.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

Strata Council reviewed all correspondence and instructed Rancho on which units should be fined as per Section 135 of the Strata Property Act. Fines were issued for noise, illegal storage, damage to common property, etc.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

6. **NEW BUSINESS:**

a) **Elevator Failure in Villas:**

The Strata Council discussed the recent failure of the elevator in the Villas during the weekend of October 3<sup>rd</sup>. During discussion, the Council expressed their displeasure at the way the repairs were handled by Otis Elevators. It was also noted that PA system should also have been used in timely manner so as to keep the residents informed of the nature and duration of repairs. The Council regretted the inconvenience caused to the residents in this regard and instructed Rancho to convey residents' disappointment to Otis Elevator. After discussion, it was **MOVED, SECONDED, and CARRIED** to call for an audit on performance of the elevator on the lines of a similar audit done on Fujitek elevators, a few months ago.

b) **Fob Audit:**

Mr. Don Grenfal, a Council member drew everyone's attention to the anticipated increase in activity during the upcoming Olympics and suggested that it was time that another fob audit was conducted with a view to eliminate the possibility of lost or stolen fobs being used. After discussion, it was agreed to instruct Rancho to go ahead with the audit.

7. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, November 17<sup>th</sup>, 2009** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9.30.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**SECURITY**

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, NOVEMBER 17<sup>TH</sup>, 2009 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright – President

Dieter Kirste

Michael Alexander-Vice-President

Evert Gerretsen

Nick Carter - Treasurer

Don Grenfal

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent

Baldev Sondhi, Strata Agent

**REGRETS:**

None

**GUEST:**

Eddy McVeigh from Securiguard

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Orval Wright at 6:35 p.m.

2. **GUEST PRESENTATION:**

Mr. Eddy McVeigh, a representative from Securiguard presented to the Council, a proposal on providing K9 (Canine) security during the Olympics 2010. The Strata Council had, in the past months, deliberated over the need to provide such security at the Aquarius in view of anticipated increased activity during the coming Olympics. After a question and answer session dealing comprehensively with the scope and the manner of providing such security, the Council thanked Mr. McVeigh for his presentation. The latter was advised that the Council decision would be communicated to him after a decision in this regard is taken. Mr. McVeigh was then excused from the meeting.

3. **APPOINTMENT OF A STRATA COUNCIL MEMBER**

Following resignation by Jason Wroblewski, a Council member, in September 2009, the Strata Council had been looking for a volunteer to fill his position for remainder of his term. Mr. Rick Bleiker, owner of TH-C, volunteered for the position and personally presented and introduced himself to the Council. The Council asked him various questions in

3. **APPOINTMENT OF A STRATA COUNCIL MEMBER – CONT'D**

regard to his professional experience as an architect and as to whether he would be able to apply his expertise to the advantage of Strata Corporation's interests. The Council advised Mr. Bleiker of the various responsibilities and the commitment needed in carrying the position. The latter assured the Council of his complete commitment and cooperation in this regard. Thereupon, the Strata Council, in accordance with section 13.2 of the Aquarius bylaws, agreed unanimously to appoint Mr. Bleiker as a replacement for Jason Wroblewski for the remainder of his term.

Mr. Bleiker will have to seek election/endorsement from the General Membership at the forthcoming Annual General Meeting in accordance with the procedures set forth in the bylaws.

4. **ADOPTION OF MINUTES**

The Strata Council reviewed the last meeting minutes and there being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of October 6<sup>th</sup>, 2009 as presented and circulated.

5. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Nick Carter, Treasurer, reviewed the financial statements for the period ending October 31<sup>st</sup>, 2009. He noted that the Strata Corporation posted a surplus of \$178,834.00 as at the end of the period. He noted that a rebate amount of \$27,300.00 received from BC Hydro following the upgrade had been put into Contingency Fund. A few other questions raised by Mr. Carter and other Council members were answered by Rancho. There being no other questions, it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending October 2009 as presented.

b) **Mechanical Committee Report:**

Mr. Dieter Kirste, head of the Mechanical Committee, reviewed performance of the programmable thermostats as proposed to be installed in residential units. He said it would be premature to decide on the samples provided as there are some questions which needed to be answered on the anticipated performance and their manner of installation. He said the manufacturer would have to be contacted to address these questions before any decision could be taken.

On the issue of water leak on the 3<sup>rd</sup> (lagoon) level, he requested Mr. Rick Bleiker to work with Ken Davies, Building Supervisor, to explore the causes and location of the leak.

c) **Parkade Committee Report:**

Mr. Orval Wright, Chairperson of the Parkade Committee, advised the Council that the maintenance staff continued to power wash the dirty areas of the parkade. Referring to the garbage areas, he reiterated that there are a few residents who

5. **COMMITTEE REPORTS – CONT'D**

c) **Parkade Committee Report – Cont'd:**

dispose of their garbage carelessly and do not sort out their garbage from recycling. Mr. Wright reviewed with the Council a 'Concierge Resident Move-in Check List' prepared by Rancho. He said that this list will help create better understanding and educate the incoming residents and make sure that they receive pertinent documents, such as the Bylaws, visitor parking rules, use of Amenity areas and guidelines to disposing of their garbage and recycling material.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee reviewed the regular annual maintenance contract for landscaping. He said the contract was due for renewal from December 1, 2009. Mr. Gerretsen advised that ParaSpace had been contacted to make some changes, based on the landscaping needs. Accordingly, he said, the contract included regular maintenance, maintenance of limited access patio planters on a half yearly basis and a plant health care option. He said the total amount of the contract would be approximately \$ 29,100.00 including taxes and recommended to the Council to approve it. After a few questions which were answered by Mr. Gerretsen, it was **MOVED, SECONDED, and CARRIED** to approve the quote submitted by Para Space.

In regard to applying membrane and planting of trees in the planters in the Mews, he advised that the membrane contractor was waiting for rains to stop so that he could commence the job. After the membrane is applied, the work regarding planting of the trees shall start.

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

The Strata Council reviewed the latest correspondence received from the lawyer. Rancho advised the Council, however, that a detailed report containing some important information from the lawyer is expected shortly and it will be made available to the Council as soon as it is received.

b) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the month of October, 2009. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the report as presented.

c) **Security During Olympics:**

The Strata Council discussed the proposal on K9 security as presented by a representative from Securiguard earlier in the meeting. After discussing various aspects involving the nature of threats likely to be posed during Olympics and costs involved in hiring such security, it was **MOVED, SECONDED, and CARRIED** to not accept the proposal and, instead, hire an extra security guard for providing back up and support to the Concierge so that the concierge desk would be staffed at all times during and around the Olympics. It was also agreed

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

- c) **Security During Olympics – Cont'd:**  
that a second extra security guard may be hired at the time, if the circumstances so warranted during the period due to increased activity at the complex.
- d) **In-Suite Insurance:**  
Rancho advised the Strata Council that of the 480 owners, there are still 16 owners who have never submitted their proof of condo insurance in accordance with the bylaw introduced in the year 2006. Owners are requested to comply with this bylaw and send copies of their insurance to Rancho.
- e) **Metal Storage Lockers**  
Mr. Don Grenfal, Council Member, presented to the Council a proposal and a quote to build 15 additional metal storage lockers in P1 area under Aquarius I. He said that as per the quote, the lockers will be built at the same rate as they were built last time. After some discussion, it was agreed by the Council that the proposal be submitted at the next AGM in January for approval by the Owners. Council would ask the Owners at the AGM to agree to using \$10,000.00 to build 15 rental lockers. The rent collected would be first used to reimburse the contingency fund. Any rental revenue after repaying the contingency fund would become part of operating revenue.

7. **CORRESPONDENCE**

Reviewing the correspondence, the Council noted that noise infraction letters were sent to 4 residents whereas 2 each for improper disposal of garbage and illegal move outs. One resident was fined for oil clean up in the parking stall. Strata Council reviewed all correspondence and instructed Rancho on which units should be fined as per Section 135 of the Strata Property Act.

The Strata Council also reviewed correspondence received during the month and instructed Rancho to respond to it appropriately.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEW BUSINESS**

- a) **Cleaning Quote for Lobby Floor in Villas:**  
The Strata Council reviewed a quote received from Marble Renewal to restore the lobby, lounge, corridors and elevator floors, including patching and repairing

8. **NEW BUSINESS – CONT'D**

- a) **Cleaning Quote for Lobby Floor in Villas – Cont'd:**  
damaged tiles in the Villas. After some discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the above quote for \$3,220.00.
- b) **Replacement of Ballasts in Business Center:**  
Rancho advised the Council that due to intermittent troubles with lights in the Business Center area and the chance of some of them starting fires, it was imperative that the ballasts be replaced at the earliest. Ken Davies, Building Supervisor, had looked into this problem and recommended their replacement. After a brief discussion and considering it a safety issue, it was **MOVED**, **SECONDED**, and **CARRIED** to approve a quote amounting to \$4,142.00 as submitted by Mott Electric for replacing the ballasts in Business Center
- c) **Draft Annual Budget:**  
Mr. Nick Carter, Treasurer and Don Grenfal reviewed a draft copy of the annual financial budget. It will be revised at the next draft budget committee meeting to be held shortly.

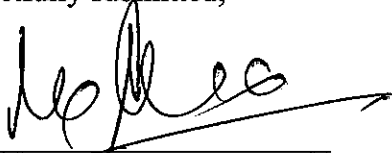
9. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, December 15<sup>th</sup>, 2009** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

10. **TERMINATION OF MEETING**

There being no further business, it was **MOVED**, **SECONDED**, and **CARRIED** to terminate the meeting at 10:45 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (24-HR. EMERGENCY SERVICES)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**HOLIDAY GREETINGS**

**At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!**

**Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.**

**RANCHO'S CHRISTMAS HOURS**

<b>FRIDAY, DECEMBER 11</b>	<b>CLOSED AT 1:00 PM</b>
<b>THURSDAY, DECEMBER 24</b>	<b>CLOSED AT 3:00 PM</b>
<b>FRIDAY, DECEMBER 25</b>	<b>CLOSED</b>
<b>MONDAY, DECEMBER 28</b>	<b>CLOSED</b>
<b>THURSDAY, DECEMBER 31</b>	<b>CLOSED AT 3:00 PM</b>
<b>FRIDAY, JANUARY 1</b>	<b>CLOSED</b>



**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, DECEMBER 15<sup>TH</sup>, 2009 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright – Chairperson	Dieter Kirste
Michael Alexander-Vice-Chairperson	Evert Gerretsen
Nick Carter - Treasurer	
Don Grenfal	

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS:**

Rick Bleiker

**GUEST:**

Majid Sherkat – Owner of 1101 Villas

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Orval Wright at 6:35 p.m.

2. **GUEST PRESENTATION:**

Mr. Majid Sherkat, an owner of 1101 Villas presented himself requesting the Council that an automatic door opener be installed on the main door at 1111 Marinaside. He said that he had a mentally challenged daughter and as she was growing he was experiencing difficulty in transporting her in and out of the building. It would be convenient if an automatic door be installed on the door for easy access and exit. After a few questions from the Strata Council which were answered by Mr. Sherkat, the Council thanked him and advised him that a decision in this regard shall be communicated to him shortly. Mr. Sherkat was then excused from the meeting.

3. **ADOPTION OF MINUTES**

The Strata Council reviewed the last meeting minutes and there being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of November 17<sup>th</sup>, 2009 as presented and circulated.

4. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Nick Carter, Treasurer, reviewed the financial statements for the period ending November 30<sup>th</sup>, 2009. Rancho answered a few questions posed by Mr. Carter. After a few more questions by other Council members, it was **MOVED, SECONDED**, and **CARRIED** to approve the financial statements for the period ending November 2009 as presented.

b) **Mechanical Committee Report:**

Mr. Dieter Kirste, head of the Mechanical Committee, advised the Council that minor stains were recently detected in a bike room ceiling below 1199 Marinaside which was fixed by the Maintenance staff. He also advised that an upgrade to the lights in the Business Center area was recently completed. This had become necessary due to some of the lights failing intermittently and which were causing a safety issue.

On the issue of in-suite thermostats to save energy, Mr. Kirste said after looking into a couple of models, he has found one built by Cristal Controls being more efficient. It is state-of-the-art electronic programmable thermostat for fire places which is easy to install, is battery operated and 100% silent with an automatic interruption after a predetermined period. He said the General Membership at the next AGM shall be advised of its advantages over the current model installed in the units.

Mr. Michael Alexander, reviewed with the Council a proposal received from Fujitec on the upgrade of Fujitec elevators. He said that as per the Company's findings, elevator #5 in 198 Aquarius Mews has had frequent repairs, and that installing electronic door operators and putting on new door latches on each floor would increase its reliability. After a lengthy discussion, it was **MOVED, SECONDED**, and **CARRIED** that since the upgrade involved significant money, the proposal be placed before the general ownership at the forthcoming Annual General Meeting in January.

c) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, drew Council's attention to his observation over a period of time that some people posing as visitors of residents

4. **COMMITTEE REPORTS – CONT'D**

c) **Parkade Committee Report – Cont'd:**

use the visitor parking area to park their cars to go somewhere else. He said he strongly suspected that they were not genuine visitors and the related residents were allowing them to park in such a manner. This is a blatant abuse of visitor parking and must be checked. He suggested that Concierge should be instructed to be watchful and make sure that temporary parking passes to visitors are not issued unless express requests are made by the residents themselves. He also said that due to the likelihood of increased activity during the winter Olympics, the visitor parking is monitored more closely and it was important, as well, that residents are discouraged to seek extended visitor passes for their visitors. After some discussion it was agreed that appropriate instructions be given to the Concierge and residents be informed in this regard at an appropriate time.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, reviewed with the Strata Council a comprehensive phase II proposal for landscape remediation of rest of the mews area. He said that while it was necessary to have such a plan in place, he would like to meet with the landscaping architect to clear up a few things. A meeting with the architect has already been scheduled and he will let the Council know of developments in this regard in due course.

On the issue of trees in the mews, Mr. Gerretsen advised that a new membrane had been applied to the planters. After the screens are installed and planters are sealed properly, it will be ready for the next stage when the process of planting of the trees is commenced. The final phase of work is expected to start in the first week of January.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT:**

a) **Legal/Spalling:**

The Strata Council reviewed the comments sent in by the Lawyer to some questions posed by the Council members. After some discussion on the issue, it was **MOVED, SECONDED, and CARRIED** to (a) release the Strata's engineer Jim Neil's report to Concord and (b) commence joining additional parties to our action, as per lawyer's recommendation.

b) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the month November 2009. It was **MOVED, SECONDED, and CARRIED** to approve the report as presented.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

c) **Security during Olympics:**

The Strata Council discussed security at the complex in the wake of winter Olympics in February. After some discussion, it was **MOVED, SECONDED,** and **CARRIED** to hire one security guard for one shift who would be exclusively looking after the residential part of the complex.

d) **In-Suite Insurance:**

Rancho advised the Strata Council that of the 480 owners, there are still 12 owners who have never submitted their proof of condo insurance in accordance with the bylaw introduced in the year 2006. All owners are requested to comply with this bylaw and send copies of their insurance to Rancho. Strata Council also instructed Rancho to issue another fine to the owners who have failed to submit proof of insurance.

6. **CORRESPONDENCE**

Reviewing the Correspondence, the Council noted that 2 units were fined for wrongful disposal of garbage and 2 units noise infraction. A few warning letters were also sent for various infractions. The Strata Council reviewed correspondence received during the month and instructed Rancho to respond to it in an appropriate manner.

The Strata Council also reviewed correspondence received during the month and instructed Rancho to respond to it appropriately.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

7. **NEW BUSINESS**

a) **AGM Package & Budget 2010:**

The Strata Council reviewed the package for the forthcoming Annual General Meeting along with the budget. After some minor changes Rancho was instructed to present to the Council a final draft of the package before the meeting.

8. **NEXT MEETING**

The next meeting will be a Annual General Meeting and has been scheduled for **Tuesday, January 18<sup>th</sup>, 2010** at 7.00 p.m. in the **Sheraton Vancouver Wall Centre Hotel, 1088 Burrad Street, Vancouver, BC.**

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10.15p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**HOLIDAY GREETINGS**

At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!

Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.

**RANCHO'S CHRISTMAS HOURS**

FRIDAY, DECEMBER 11	CLOSED AT 1:00 PM
THURSDAY, DECEMBER 24	CLOSED AT 3:00 PM
FRIDAY, DECEMBER 25	CLOSED
MONDAY, DECEMBER 28	CLOSED
THURSDAY, DECEMBER 31	CLOSED AT 3:00 PM
FRIDAY, JANUARY 1	CLOSED

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 Marinaside Crescent  
1111 Marinaside Crescent  
198 Aquarius Mews  
189 Davie Street**

---

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF THE  
AQUARIUS, STRATA PLAN LMS3903, HELD IN JUNIOR BALLROOM ABC AT THE  
SHERATON WALL CENTRE HOTEL, 1088 BURRARD STREET VANCOUVER, BC  
ON MONDAY, JANUARY 18<sup>TH</sup>, 2010 AT 7:00 P.M.**

---

**IN ATTENDANCE**

142 Owners were represented at the Annual General Meeting either in person or by proxy.  
(68 present, 74 by proxy)

**Representing Rancho Management Services (B.C.) Ltd.:**

Mr. Chris Sargent, Senior Strata Agent

Mr. Terry Li, Senior Strata Agent

Mr. Baldev Sondhi, Strata Agent

**GUEST ATTENDANCE**

Mr. John Mendes, Lawyer

**1. CALL TO ORDER**

At 7:05 p.m., Mr. Chris Sargent informed the General Membership that there was not yet a required quorum of Members present and as authorized by Bylaw 43, the assembled Owners are requested to stay until 7:30 p.m. when the meeting can start.

At 7:30 p.m., Mr. Sargent informed the Owners that the meeting can be called to order as per Bylaw 27.2, which states as follows:

*"If, within one half-hour from the time appointed for an annual or special general meeting, a quorum is not present, the persons entitled to vote present in person or by proxy constitute a quorum."*

*"This Bylaw 27.2 is an alternative to section 48(3) of the Act. This Bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting."*

**2. ROLL CALL & CERTIFYING PROXIES**

Mr. Orval Wright, Strata Council President, informed the Owners that a quorum existed as defined by Bylaw 27.2 and then introduced the Council Members in attendance:

Mr. Michael Alexander (Vice President)

Mr. Nick Carter (Treasurer)

Mr. Dieter Kirste (Mechanical)

2. **ROLL CALL & CERTIFYING PROXIES – CONT'D**

Mr. Evert Gerretsen (Landscaping)  
Mr. Rick Bleiker  
Mr. Don Grenfal

Mr. Wright then introduced Mr. Chris Sargent, Mr. Terry Li and Mr. Baldev Sondhi of Rancho Management Services (B.C.) Ltd.

3. **FILING PROOF OF NOTICE OF MEETING**

As per the terms of *Strata Property Act*, notice of the Annual General Meeting must be mailed out at least twenty (20) days in advance of the meeting. Since the notices were mailed out on December 30<sup>th</sup>, 2009, it was **MOVED, SECONDED, and CARRIED** to file Proof of Notice of meeting.

4. **MOTION TO APPROVE THE 2009 ANNUAL GENERAL MEETING MINUTES**

The minutes of the Annual General Meeting held on January 13<sup>th</sup>, 2009 were presented to the Owners for approval. There being no errors or omissions it was **MOVED, SECONDED, and CARRIED** to approve the January 13<sup>th</sup>, 2009 minutes as distributed and presented.

5. **CHAIRPERSON'S REPORT**

The Council President, Mr. Orval Wright, informed the General Membership that he would be advising Owners on various Council and staff activities throughout the past year.

**Landscaping Restoration in the Mews:**

A total of ten (10) trees were removed from 188 Aquarius Mews with permission from the City. The trees were gradually dying as the soil was not able to retain sufficient water and also the roots of these trees were getting larger and had started to damage the membrane and the irrigation system. Due to the growing height of the trees, it was getting difficult and costly to trim them and they posed problems to window washers, as their ropes would sometimes get entangled in them.

Following permission from the City, eight (8) new trees (Dogwood - Eddies White Wonder) will be planted in their place shortly. The two planters have been re-membraned. The services of the Landscaping Architect have been retained to prepare a Phase II plan covering the rest of the Mews area. Residents will be notified of further developments, in this regard, from time to time.

**Abandoned Bikes:**

Nearly 100 unidentified bicycles were removed last June by building staff, to free up needed space in the bicycle rooms. Residents had been previously notified to tag their bikes and after an extended time all the untagged bikes were removed to a central location

5. **CHAIRPERSON'S REPORT – CONT'D**

in the building and kept in safe custody. Very few bikes were reclaimed. Mr. Wright, once again, reminded residents that the bikes would be retained until the end of January 2010 and will then be disposed of by donating to charities and/or co-operative bicycle stores. He requested Residents to check the bike room where their bike was normally stored and if missing, check with the Concierge.

**Electrical Retrofit - Saving Energy Costs:**

As an effort towards reducing energy costs, a project to replace the common area lights and ballasts with power smart energy efficient ballasts and lamps, in accordance with BC Hydro's recommendations under their incentive program, was completed during the year. The total cost of the project was \$82,600.00, whereas an incentive rebate of \$27,300 was received from BC Hydro. The energy efficient lightings have already started to show results in terms of reduced energy consumption and costs.

**Amenities Upgrade:**

Mr. Wright advised the General Membership that there was a significant upgrade to the amenities during the past year. In the exercise room, all the TVs were replaced with 19" flatscreen panels and two bosu balls were also added to the exercise equipment. A new DVD player and a projector providing better performance were installed in the theatre. The billiards room was also upgraded with a new 46" high definition TV with improvements to the audio system and a box from Novus. All the old TVs were donated to the Salvation Army and placed in a hostel.

**Capital Plan:**

Mr. Wright noted that as the buildings at the Aquarius are aging, there was a need to develop and establish a long-term plan on future expenditures for repairs to common property such as elevators, common area carpeting, electrical, plumbing, HVAC systems etc. A long range capital plan shall be formulated soon to start budgeting in future years for such costs.

**Staff Activities:**

He noted that the maintenance staff working in the complex is quite skilled and does about 75% of the work relating to mechanical and other general maintenance repairs, thus saving a significant amount of money for the Strata Corporation. The building superintendent, Ken Davies, monitors the usage of all utilities, i.e. water, gas, electricity and takes proactive measures to reduce avoidable usage and costs. Power washing of the parkade continues to be done by staff with a view to reducing expenses. A new skilled maintenance staff member was hired during the year.

Mr. Wright then thanked the Building Maintenance Staff, the Concierge staff and Rancho Management Staff that have helped to efficiently manage and maintain the Aquarius Complex. He also thanked Council Members for volunteering their time and effort in running the affairs of the Strata Corporation.

The Presidential address was followed by a visual presentation by Mr. Michael Alexander,



5. **CHAIRPERSON'S REPORT – CONT'D**

a Council member representing the mechanical committee, of the ongoing landscaping restoration at the Mews and various other activities. He began by explaining at length, the need to remove the trees with graphic visuals. He also elaborated on the quality of the new trees to be planted showing what they would look like in different seasons. He thanked Mr. Dieter Kirste, head of the mechanical committee for helping evolve strategies by being proactive in handling the mechanical problems and saving costs.

Mr. Orval Wright thanked Mr. Michael Alexander for a very informative presentation and then asked Mr. Chris Sargent to assist him in chairing the remainder of the Annual General Meeting.

6. **GUEST PRESENTATION**

Mr. John Mendes, a lawyer from Lesperance Mendes Lawyers, presented an update/overview of the spalling issue. He had been invited by the Strata to answer Owners' questions on the ongoing legal proceedings against the Developer, which had been initiated by Council to protect Owners' rights. He talked about the ramifications of the legal process, as well as the chances of any recoveries from the Developer. Explaining the strengths and challenges of the case, he said, it was important to establish that the structural defects, as established, could be attributable to faulty design, workmanship or materials provided by any party involved in the construction of the project. He said that was why he had recommended to the Council to expand the claim of negligence to include the parties originally involved in the concrete and rebar work on balconies. This would expand the scope of collectability of damages as well. He said he had received this permission from the Council already and shall proceed accordingly. He said that a third party consultant engineer, acceptable to both parties, had been hired to determine the extent of the spalling as well as the estimated costs to remedy it. He was in touch with representatives of the Developer and shall soon advise the Council of any development in this regard.

An intense question and answer session followed Mr. Mendes' presentation. A number of questions reflecting Owners concerns were raised, which were comprehensively answered by him.

Mr. John Mendes was then excused from the meeting with thanks.

7. **FINANCIAL REPORT**

Mr. Sargent presented to the Owners the un-audited financial statements for the twelve-month period ending November 30<sup>th</sup>, 2009. Mr. Sargent reviewed each of the categories in the financial statements and answered some questions accordingly. It was noted that the Strata Corporation had an operating surplus of \$125,922.00.

It was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the twelve-month period ending November 30<sup>th</sup>, 2009 as presented.

8. **MOTION TO APPROVE THE PROPOSED OPERATING BUDGET FOR 2009/2010**

The proposed operating budget for the 2009/2010 fiscal period was presented by Mr. Sargent to the Owners for approval. Mr. Sargent noted that the Strata Council Treasurer, the Finance Committee, and subsequently the Strata Council reviewed the proposed budget prior to the mail out of the Notice of the Annual General Meeting.

A discussion regarding the budget ensued in which a number of questions were posed by the Owners present and answered accordingly. It was then **MOVED, SECONDED, and CARRIED** to approve the proposed 2009/2010 operating budget as presented.

9. **REPORT ON INSURANCE COVERAGE**

In accordance with the *Strata Property Act*, the insurance certificate and summary of coverage for Strata Plan LMS3903, the Aquarius, was presented to the Owners present for their perusal.

A motion was then made acknowledging that the notices of insurance coverage had been presented to the Owners of Strata Plan LMS3903. This motion was then **MOVED, SECONDED, and CARRIED** unanimously.

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.

10. **3/4 VOTE RESOLUTIONS**

a) **Resolution "A":**

*"A ¾ vote to amend some Bylaws and approve of a new Bylaw."*

Resolution "A" was **MOVED** and **SECONDED** and the floor was opened for discussion.

i. **Proposed Amendments to Bylaw 36.4(f):**

**Current Bylaw 36.4(f)**

*36.4 The following are required practices for managing and abating noise:*

*(f) permitted hours of work: weekdays – 9:00 a.m. to 5:00 p.m.; Saturdays – 10:00 a.m. to 5:00 p.m. An Owner, Tenant or Occupant must not conduct work or permit work to be conducted on Sundays or holidays;*

10. **3/4 VOTE RESOLUTIONS – CONT'D**

a) **Resolution “A” – Cont’d:**

i. **Proposed Amendments to Bylaw 36.4(f) – Cont’d:**

*Proposed amendments (in bold) to Bylaw 36.4(f)*

36.4 *The following are required practices for managing and abating noise:*

- (f) *permitted hours of work: **Monday to Friday -- 9:00 a.m. to 5:00 p.m. and Saturdays -- 10:00 a.m. to 5:00 p.m.** An Owner, Tenant or Occupant must not conduct work or permit work to be conducted on Sundays or **Statutory** holidays;*

The  $\frac{3}{4}$  Resolution was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the  $\frac{3}{4}$  vote as presented and it **CARRIED**.

ii. **Proposed Amendments to Bylaw 36.4(g):**

*Current Bylaw 36.4(g)*

36.4 *The following are required practices for managing and abating noise:*

- (g) *any work involving pneumatic hammering, jack hammering, chipping or grinding in a strata lot is limited to the hours between 11:00 a.m. and 3:00 p.m. (maximum 4 hours per day), weekdays only. There is to be no jack hammering, chipping or grinding on weekends or on Statutory holidays;*

*Proposed amendments (in bold) to Bylaw 36.4(g)*

36.4 *The following are required practices for managing and abating noise:*

- (g) *any work involving pneumatic hammering, jack hammering, chipping, grinding or coring in a Strata lot is limited to the hours between 11:00 a.m. and 3:00 p.m. from **Monday through Friday only, excluding Statutory holidays.** ~~There is to be no jack hammering, chipping or grinding on weekends or on statutory holidays;~~*

10. 3/4 VOTE RESOLUTIONS – CONT'D

a) Resolution “A” – Cont’d:

ii. Proposed Amendments to Bylaw 36.4(g):

The  $\frac{3}{4}$  Resolution was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the  $\frac{3}{4}$  vote as presented and it **CARRIED**.

iii. Proposed Amendments to Bylaw 32.9:

Current Bylaw 32.9

32.9 *A fee of \$250.00 must be paid by the owner to the Strata Corporation before a move into or within the buildings at “The Aquarius (Strata Plan LMS3903)” may proceed. The Council may also assign an extra concierge (at the Owner’s cost) to be present during any move.*

Proposed addition (in bold) to Bylaw 32.9

32.9

(a) *A fee of \$250.00 must be paid by the owner to the Strata Corporation before a move into or within the buildings at “The Aquarius (Strata Plan LMS3903)” may proceed. The Council may also assign an extra concierge (at the Owner’s cost) to be present during any move.*

(b) *Contractors working on alteration projects are allowed to reserve one elevator by the hour, Monday through Friday from 9:00 a.m. to 5:00 p.m., at a charge of \$75.00 per hour with a maximum of 4 hours per working day. If the Strata Agent decides that a security concierge will be required, a charge of \$80.00 for a minimum of 4 hours will be in effect. All charges are payable by cash or cheque at time of reservation. A damage deposit will be charged as per Bylaw 32.7.*

The  $\frac{3}{4}$  Resolution was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the  $\frac{3}{4}$  vote as presented and it **CARRIED**.

10. **3/4 VOTE RESOLUTIONS – CONT'D**

a) **Resolution “A” – Cont’d:**

iv. **Proposed New Bylaw 1.9:**

1.9 *The Strata Corporation will apply any monies received from a Strata Lot Owner against any amounts owing by the Owner or by any Tenant, Occupant or visitor of the Owner's Strata Lot in the following order:*

- (a) *finer;*
- (b) *insurance deductibles;*
- (c) *any other charges arising from a bylaw infraction, including uninsured damage costs;*
- (d) *special levies;*
- (e) *Strata fees.*

The  $\frac{3}{4}$  Resolution was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the  $\frac{3}{4}$  vote as presented and it **CARRIED**.

b) **Resolution “B”:**

*“A  $\frac{3}{4}$  vote to authorize the commencement of legal action, including foreclosure proceedings against any Owners in arrears on the proviso that the total amount outstanding is \$1,000.00 or more.”*

Resolution “B” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the motion as presented and it **CARRIED**.

c) **Resolution “C”:**

*“A simple majority vote to ratify the new amenity room rules effective after the January 18th, 2010 Annual General Meeting.”*

Resolution “C” was **MOVED** and **SECONDED** and the floor was opened for discussion.

During discussions, some of the Owners raised objections to some of the provisions of the newly framed amenity rules. Since no agreement or consensus could be obtained on those provisions with the objections persisting, it was decided that the Council shall reconsider those provisions. Accordingly, the resolution was **TABLED**.

10. **3/4 VOTE RESOLUTIONS – CONT'D**

d) **Resolution “D”:**

*“A ¾ vote to approve during the 2009/2010 fiscal period of the transfer of \$100,000 of the \$125,922 2008/2009 fiscal year surplus into the contingency fund. The balance will be carried forward into the 2009/2010 operating budget.”*

Resolution “D” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After a brief discussion, it was agreed to vote on the motion as presented and it **CARRIED**.

e) **Resolution “E”:**

*“A ¾ vote to approve the withdrawal of \$60,000 from the contingency fund for re-membraning and landscaping at 188 Aquarius Mews.”*

Resolution “E” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After a brief discussion during which questions were posed and answered, it was agreed to vote on the motion as presented and the motion **CARRIED**.

f) **Resolution “F”:**

*“A ¾ vote to approve the withdrawal of \$10,000 from the contingency fund for the construction of 15 rental storage lockers for the year 2010.”*

Resolution “F” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After a brief discussion, it was agreed to vote on the motion as presented and it **CARRIED**.

g) **Resolution “G”:**

*“A ¾ vote to approve the withdrawal of \$25,000 from the contingency fund to install fobbed, push-button door openers on all the main entrances.”*

Resolution “G” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After a brief discussion, it was agreed to vote on the motion as presented and it **CARRIED**.

h) **Resolution “H” – Cont’d:**

*“A ¾ vote to approve the withdrawal of \$18,000 from the contingency fund to upgrade the elevator at 198 Aquarius Mews which would include installing*

10. **3/4 VOTE RESOLUTIONS – CONT'D**

h) **Resolution “H” – Cont’d:**

*electronic door operators and putting on new door latches on each floor.”*

Resolution “H” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After a brief discussion, it was agreed to vote on the motion as presented and it **CARRIED**.

11. **ELECTION OF NEW STRATA COUNCIL MEMBERS FOR 2009/2010**

Mr. Sargent, on behalf of all Owners, thanked the Strata Council for their efforts throughout the past year and for volunteering their time in service to the Strata Corporation. Strata Council received applause as a gesture of appreciation from the Owners. It was **MOVED, SECONDED, and CARRIED** to elect by way of volunteers.

Mr. Sargent noted that the following members were elected last year for a two (2) year term and their term was not up yet:

Mr. Orval Wright  
Mr. Dieter Kirste  
Mr. Nick Carter  
Mr. Evert Gerretsen

However, Mr. Don Grenfal, Mr. Michael Alexander had finished their two (2) year term. Jason Wroblewski had resigned in the middle of his term and Mr. Rick Bleiker had been appointed by the Council to carry out the balance of Mr. Wroblewski’s term. As Mr. Grenfal expressed his regret not to continue on Council, there were three (3) positions open for the 2009/2010 term.

The following Owners volunteered to serve on Strata Council for the upcoming term:

Mr. Michael Alexander  
Mr. Rick Bleiker  
Mr. Vince Vincent

There being no other volunteers, it was **MOVED, SECONDED, and CARRIED** to declare the Owners duly elected.

12. **ANY OTHER MATTERS**

The following concerns were raised by the Owners present and will be addressed by the new Strata Council.

a) **Gas Fireplace On/Off Timer Switch:**

The Strata Council proposed installing electronic timer fireplace switches to replace the manual On/Off switches in suites having fireplaces. Because natural gas is provided by the Strata, all Owners pay the cost of keeping fireplaces lit. When residents go out, leaving a fireplace on for hours or even days, the suite overheats. Then windows are opened to cool the suite. Staff has identified the wasted energy and cost as significant. The timer switches would eliminate this problem. The Council has identified a cost-effective, state-of-the-art, silent electronic switch that would be installed easily and quickly by staff.

After some discussion, it was decided that Owners will be informed of progress in this program as council proceeds with the installation of these timers.

b) **Computer Upgrade in Business Centre:**

It was noted by one of the Owners that in line with upgrades to other amenities, the computers for use in the business centre also need to be changed/upgraded as they are becoming old.

13. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and will be held in the Board Room, 188 Aquarius Mews on **Tuesday, February 16<sup>th</sup>, 2010** at 6:30 p.m. (for Council Members only).

14. **TERMINATION**

There being no further business it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:30 p.m.

Respectfully Submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
Agent of Strata Plan LMS3903  
701-1190 Hornby Street, Vancouver, BC, V6Z 2K5  
Phone: (604) 684-4508 (**24 HOUR EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: bsondhi@ranchogroup.com



UPCOMING OLYMPIC AND PARALYMPIC WINTER GAMES

With the upcoming 2010 Olympic and Paralympic Winter Games in Vancouver, please remember that your method of transport will likely be affected. To see the City of Vancouver's plans, please visit [olympichostcity.vancouver.ca](http://olympichostcity.vancouver.ca) under *Getting Around*.

We would also like to remind all residents that with the influx of people into the city to please remember these simple security rules:

- \* Do not let strangers into the building even if they call you via the enterphone system. When walking into the building, please close the door behind you and ensure others behind you use their own fob for access.
- \* Ensure that the garage gate closes behind you when driving in/out of the parkade.
- \* Do not leave any valuables inside your vehicle.
- \* Ensure that all common area doors are locked behind you.
- \* Always lock your suite door.
- \* Report all lost or stolen fobs to the Concierge immediately.
- \* Report any suspicious individuals/activity to the Police.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON MONDAY, FEBRUARY 15<sup>TH</sup>, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright  
Michael Alexander  
Dieter Kirste

Rick Bleiker  
Vince Vincent  
Evert Gerretsen

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS:**

Nick Carter

**GUESTS:**

None

**1. ELECTION OF OFFICERS**

Rancho advised the Strata Council that the first order of business after an Annual General Meeting is the election of Council members to various positions.

The following members were elected to their respective positions:

Michael Alexander – President  
Orval Wright – Vice President  
Nick Carter – Treasurer  
Rick Bleiker – Secretary

It was then **MOVED, SECONDED, and CARRIED** declare the above members duly elected.

2. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Michael Alexander at 6:40 p.m. The Strata President then welcomed Mr. Vince Vincent, the new member, to the Strata Council.

3. **ADOPTION OF MINUTES**

While reviewing the last Council meeting minutes, a friendly motion to replace the word “programmable thermostats” under Mechanical Committee report with “gas fire place timers” was moved and accepted. There being no other errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of December 15<sup>th</sup>, 2009 as presented and amended. The Strata Council also reviewed the minutes of the Annual General Meeting held on January 18<sup>th</sup>, 2010.

4. **COMMITTEES**

The following Strata Council members volunteered to serve on the following committees:

**Finance Committee:**

Nick Carter – Chairperson  
Orval Wright  
Vince Vincent

**Operations Committee (Mechanical Committee Renamed):**

Dieter Kirste – Chairperson  
Michael Alexander  
Rick Bleiker

**Parkade Committee:**

Orval Wright – Chairperson

**Landscaping Committee:**

Evert Gerretsen – Chairperson

It was then **MOVED, SECONDED, and CARRIED** declare the members **appointed** to the above committees.

5. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Orval Wright reviewed the financial statements for the period ending December 31<sup>st</sup>, 2009 and January 31<sup>st</sup> 2010. Some questions raised by Mr. Orval Wright and other Council members were answered by Rancho. It was then **MOVED, SECONDED, and CARRIED** to approve the financial statements for the periods ending December 2009 and January 2010 as presented.

5. **COMMITTEE REPORTS – CONT'D**

a) **Financial Committee Report – Cont'd:**

While reviewing the arrears list, it was pointed out by one of the Council members that there are a number of Owners who have not paid their fines and suggested that these outstanding fines should be recovered from the Owners in accordance with the new bylaw adopted at the last AGM in this regard. Rancho advised the Council that a procedure shall be set up at the office and letters sent out to such Owners shortly. Also, it was agreed to refer the matter to the lawyer to seek his opinion as to whether the new bylaw can be invoked on a retroactive basis.

b) **Operations Committee Report:**

Mr. Dieter Kirste, head of the Operations Committee, advised the Council that during a recent break-in to one of the mechanical rooms on P1 under 198 Aquarius Mews, copper pipes were removed resulting in extensive damage which was restored at a significant cost. He said that the Operations Committee had tried to find out the possible causes including the security lapses in this regard and discussed measures with the Concierge/Security Company to further strengthen security at the complex besides installing extra security locks and astragals on all the vulnerable doors in the complex. He further said that the Committee will be vigilant and shall continue to look for ways in trying to provide more security to Aquarius.

c) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council that the temporary visitor parking rules as discussed and approved at the last Council meetings are in force now. These rules are effective only during the Olympic period starting February 12<sup>th</sup> to February 28<sup>th</sup> 2010. Notices in this regard have been put up in all the elevator lobbies and bulletin boards.

In regard to waste disposal at the complex, he said that there are a few residents who dispose of their garbage carelessly and do not sort out their garbage from recycling causing maintenance staff to spend extra time. Also, there have been a few instances when items such as furniture and electronics have been left abandoned in the garbage areas. Residents are requested to be mindful when disposing of their garbage and follow the bylaws.

Mr. Wright instructed Rancho to make sure that the Concierge check list for move-ins is followed by the Concierge invariably.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, reviewed with the Strata Council, a proposal received from HB Lanarc, to provide landscape architectural services for a Phase II landscape remediation at Aquarius Mews. The landscape architect had outlined a three-stage approach to deliver this assignment. He said the first part would be the Concept Design Stage which will include several design

5. **COMMITTEE REPORTS – CONT'D**

d) **Landscaping Committee Report – Cont'd:**

concepts, review applicable background material providing preliminary tree planting details and cost estimates among other things.

After Council has selected the appropriate design concept it will be used for discussions with the City in order to establish a clear process for further remedial work. He recommended for acceptance of the proposal. After some discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve the first part of the proposal i.e. Concept Design Stage at a cost of \$4,800.00.

Referring to the lagoon on the 3<sup>rd</sup> level, he said there are 200 lily pads planted inside the water all over the lagoon and the maintenance staff spend many hours every week to trim them and remove dead leaves by wading through water from one end to the other. He said that he was of the opinion that walking in the water could lead to jeopardizing the integrity of the membrane. He said any damage to the membrane would be impossible to locate and would result in discontinuing the lagoon altogether. Replacing the lagoon area with another design concept would be very expensive. He, therefore, suggested that the lily pads be removed from the lagoon. This will not only secure the membrane but shall also save staff time which can be channeled to do some other important tasks at the complex. After some discussion, taking into account the risk factors involved, it was **MOVED, SECONDED**, and **CARRIED** to do away with the lily pads in the lagoon

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

There was no update provided for this month. The Council, however, instructed Rancho to follow up on the matter with the lawyer more vigorously for its expeditious resolution.

b) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the period ending February 2010. After some discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve the report as presented.

Mr. Vince Vincent said that it was important to see if there had been any lapses in communication, and requested a review of job descriptions and Terms of Reference for the concierge/security company, Rancho Management, and the Strata Council. Mr. Alexander said that contracts and job descriptions would be provided and he volunteered to review them with Mr. Vincent and report to the Council. The Council agreed to that approach.

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

c) **Abandoned Bikes:**

Mr. Michael Alexander advised the Council that more than 90 bikes which had not been identified by their owners and had been removed from bike rooms were donated to charity at the end of January. Residents had been regularly informed of this program since June 2009. The bikes were kept securely for seven months so that residents could claim them. After a final announcement at the AGM in January, the bikes were donated to Colony Farms bike facility, a First Nations registered charity in Coquitlam.

d) **In-Suite Insurance:**

Rancho advised the Strata Council that of the 480 owners, there are still 10 Owners who have never submitted their proof of condo insurance in accordance with the bylaw introduced in the year 2006. The owners who continue to be in default shall be fined again. All owners are requested to comply with this bylaw and send copies of their insurance to Rancho.

e) **Retrofit to Elevator #5:**

Rancho advised the Strata Council that in accordance with approval obtained at the last AGM, Fujitec has been asked to carry out the necessary retrofit to elevator #5 which was subject to constant breakdowns in the past. The work is scheduled to begin in March. Since the elevator will be out of commission for a few weeks, the residents shall be notified of the work a week in advance.

f) **Metal Storage Lockers:**

The Strata Council was advised that Norstad, a metal storage building company, has been contacted and the work is being scheduled with an expected completion by the end of next month. Owners will be notified after the lockers are ready and shall be allocated to them on a first-come, first-served basis at a rental fee. The list of such Owners in demand of lockers is being kept with the Concierge. Preference will be given to residents who do not currently have a locker.

g) **Automatic Door Openers:**

Rancho advised the Strata Council that of the two quotes received for installing automatic door openers, the company providing a lower quote has been contacted already and the parts have been placed on order. The doors are expected to be installed during the next month. Automatic door openers shall be installed at 1111 Marinaside and 1199 Marinaside, to begin with.

h) **Internal Capital Plan:**

The Council had previously requested the preparation of a long-range capital plan for maintenance and replacement of electrical, plumbing, heating, air conditioning, controls and other major systems that are not part of the building

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

h) **Internal Capital Plan – Cont'd:**

envelope which has its own maintenance manual. The Operations Committee, in consultation with Operations Manager Ken Davies, was directed to begin the process. Mr. Terry Li said that the province was considering such a requirement in amendments to the Strata Property Act, and that he expected the requirement to pass. Mr. Alexander said that Council needed a plan whether required or not, and that it was good that the Council get ahead of the potential provincial requirement.

7. **CORRESPONDENCE**

Reviewing the Correspondence, the Council noted that 2 units were fined for noise complaints against them while 2 more were fined for improper disposal of garbage. A few warning letters were also sent for various infractions. The Strata Council reviewed correspondence received during the month and instructed Rancho to respond to it appropriately.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEW BUSINESS**

a) **New Computer for Business Center:**

The Strata Council discussed replacement of the old computer in the Business Centre with a new one in accordance with the request raised at the last AGM. The present computer is old, slow and unreliable. After a brief discussion, it was **MOVED, SECONDED, and CARRIED** to provide a new computer for the business center and also to upgrade the computer used by the Concierge at a total cost not exceeding \$1,000.00.

b) **New Lobby Furniture:**

The Strata Council discussed the provision of new furniture in the main lobbies at 1199 Marinaside and at 198 Aquarius Mews as the furniture in these lobbies has worn out. After a brief discussion, Rancho was instructed to proceed with buying new furniture for the two lobbies.

8. **NEW BUSINESS – CONT'D**

c) **Cigarette Butts:**

A Council member drew everyone's attention to cigarette butts landing on his patio on the 3<sup>rd</sup> level from above. He said the cigarettes are of a particular brand called "Export A" and have been landing on his patio on a regular basis. After some discussion, it was agreed that a memo be posted in the elevators reminding residents to be aware of the dangers of throwing cigarettes down.

We request residents to put away cigarette stubs appropriately and not throw them in a reckless manner. Anyone caught doing this will be dealt with in accordance with the bylaws. Please note the following:

*37.9 An owner, tenant, occupant or visitor must not throw or permit to be thrown any material or substance especially burning material such as cigarettes or matches from any window or any part of the strata lot or the common property.*

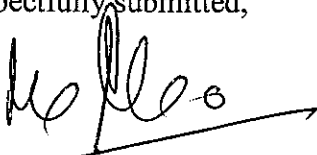
9. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, March 16<sup>th</sup>, 2010** at 6:30 p.m. in the meeting room of the Club Aquarius Mews, Vancouver, BC.

10. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:03 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (24-HR. EMERGENCY SERVICES)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)



STRATA FEES/PRE-AUTHORIZED PAYMENT

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604 331-4258. Owners who are not yet on Pre-Authorized Payment (P.A.P.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.P. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, MARCH 16<sup>TH</sup>, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Orval Wright - Vice Chairperson  
Nick Carter - Treasurer  
Evert Gerretsen  
Dieter Kirste

Rick Bleiker - Secretary  
Vince Vincent

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Baldev Sondhi, Strata Agent

**REGRETS:**

Michael Alexander - Chairperson  
Terry Li, Senior Strata Agent

**GUESTS:**

None

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Mr. Orval Wright at 6:35 p.m.

2. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of February 15<sup>th</sup>, 2010 as presented and circulated.

3. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

The Treasurer, Mr. Nick Carter, reviewed the financial statements for the period ending February 28<sup>th</sup>, 2010. Some questions raised by Mr. Carter and other Council members were answered by Rancho. Mr. Carter instructed Rancho to expedite completion of the financial audit and submission of the report for the fiscal year just ended. While reviewing the Arrears list, it was noted that a

3. **COMMITTEE REPORTS – CONT'D**

a) **Financial Committee Report – Cont'd:**

couple of accounts had significant chargebacks. Rancho explained that chargebacks were on account of water leaks within the apartments and that the Strata will be reimbursed for the outstanding amounts from the respective Owners through their insurance companies. A member suggested that a footnote may be added on the list, in future, describing the causes of the leaks giving more details. It was then **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending February 2010.

b) **Operations Committee Report:**

Mr. Dieter Kirste, head of the Operations Committee, advised the Council that special deadbolts had been installed on all the mechanical doors making them more secure and the Concierge had been instructed to be more vigilant. Mr. Kirste said that he had nothing more, in particular, to report.

c) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council that it had been observed, on a few occasions in the past, that the water hose in the car wash area was left on the ground, by the users, with water running. He said that not only was there wastage of water but also it makes the place look dirty. Residents are requested to be mindful of this and wrap up the hose, shut off the water, and place the hose appropriately before leaving the area.

Mr. Wright mentioned that he had observed from time to time that there were items abandoned in corners of the storage areas. He noted that a couple of times in the past, it was found out that the residents, while moving out, cleaned out their storage areas and left unwanted items behind. He recommended that the Concierge staff should be instructed to add checking of the storage areas to their pre-inspection and post-inspection reports, where necessary.

In regard to waste disposal at the complex, he said that there are a few residents who dispose of their garbage carelessly and do not sort out their garbage from recycling causing maintenance staff to spend extra time. Residents are requested to be mindful when disposing of their garbage and follow the bylaws.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, presented a synopsis of the presentation on Concept Design given by HB Lanarc at the last Operations Committee meeting held a week ago. He said that the architect had proposed five design options which were discussed by the Committee later. The Strata Council reviewed the options and after some discussion, it was decided to refer the matter to the committee to look into the options again to come up with a final design for Council's consideration and approval.

4. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

The Council reviewed a recent communication received from the lawyer on the spalling issue. It was noted, as advised by the lawyer, that the new steps being taken by him, shall, likely, pave for arrangements to schedule mediation towards resolution of the issue. The Council would be apprised of any updates received in this regard.

b) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the period ending February 2010. After some discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the report as presented.

c) **Retrofit to Elevator #5:**

Rancho advised the Council that the necessary retrofit to elevator #5 in 198 Aquarius Mews had been scheduled from March 29<sup>th</sup>, 2010. Since the elevator will be out of commission for about two weeks, the residents shall be notified accordingly.

d) **Metal Storage Lockers:**

Rancho advised the Council that, as advised by the company, the installation of storage lockers shall be completed latest by the first week of April. Owners will be notified after the lockers are ready and shall be allocated to them on a first-come, first-served basis at a rental fee. The list of such Owners in demand of lockers is being kept with the Concierge. Preference will be given to residents who do not currently have a locker.

e) **Automatic Door Openers:**

Rancho advised the Council that Pacific Door Closer, the company hired to install automatic doors, had confirmed that the necessary work shall be completed in about two weeks' time. The automatic devices shall be installed at 1111 Marinaside and 1199 Marinaside.

f) **Bylaw Fines:**

The Strata Council reviewed a template of a letter to be sent to Owners in regard to monies owed by them to the Strata Corporation on account of fines, insurance deductibles, charges arising from Bylaw infractions and other chargeable costs. The letter had been prepared in view of the new Bylaw passed at the recently concluded AGM authorizing the Strata to process any amounts received from an Owner, including strata fees, to apply first to the fines and other charges. Depending on the status of an Owner's account with the Strata Corporation, the Owner may become delinquent in payment of their strata fees or special levies, as the case may be, if they fail to settle their outstanding charges.

4. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

g) **New Computer for Business Center:**

It was noted by the Strata Council that two new computers were purchased and installed at the business center and at the Concierge office.

5. **CORRESPONDENCE**

Reviewing the Correspondence, the Council noted that one unit was fined for improper disposal of garbage and warning letters were sent to various residents on account of noise infraction.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

6. **NEW BUSINESS**

No business, in particular was discussed.

7. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, April 20<sup>th</sup>, 2010** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:03 p.m.

Respectfully submitted,



---

Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

#### COMMUNICATION WITH STRATA COUNCIL

Strata Council welcomes the opportunity to serve you by keeping the lines of communication open at all times. Owners are therefore invited to write the Strata Council, via Rancho Management Services at 701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, on any Strata Corporation matter. Correspondence received will be presented and reviewed by Strata Council. In the event Rancho can answer your questions about standard Strata Corporation-related matters, please call us at 604 684-4508.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, APRIL 20<sup>TH</sup>, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander – Chairperson	Vince Vincent
Orval Wright	Rick Bleiker
Evert Gerretsen	
Dieter Kirste	

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li - Senior Strata Agent  
Baldev Sondhi - Strata Agent

**REGRETS:**

Nick Carter - Treasurer

**GUESTS:**

None

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Michael Alexander at 6:35 p.m.

**2. ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of March 16<sup>th</sup>, 2010 as presented and circulated.

**3. COMMITTEE REPORTS**

**a) Financial Committee Report:**

Mr. Orval Wright reviewed the financial statements for the period ending March 31<sup>st</sup>, 2010. Some questions raised by Mr. Wright and other Council members were answered by Rancho. While reviewing the Arrears list, Rancho advised that, in accordance with the new bylaw adopted at the last AGM, strata fees shall start being applied to the outstanding fines effective May 1<sup>st</sup> 2010. There being no

3. **COMMITTEE REPORTS – CONT'D**

a) **Financial Committee Report – Cont'd:**

other questions, it was then **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending March 2010.

b) **Mews Study-Landscaping and Operations Committees:**

Mr. Dieter Kirste, head of the Operations Committee, reviewed the Building Supervisor's report with the Strata Council. The Strata Council also reviewed the Property Manager's report. After a brief discussion, it was **MOVED, SECONDED, and CARRIED** to accept both the reports.

Mr. Michael Alexander gave a visual presentation to the Council on the concept design prepared by a special committee working on the Phase II plan outlining its various features. After some discussion, it was **MOVED, SECONDED, and CARRIED** to accept the layout, as prepared, and forward it to the landscape architect asking him to further develop it for submission to the Council and subsequent submission to the City.

c) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council that, of late, there have been instances of speeding by residents and said that such recklessness displayed by some of the residents might cause accidents. He recommended that an appropriate reminder should be sent to the residents to comply with the speed limits in the parkade. He revisited the issue of some residents not being careful with using water while washing their cars in the Car Wash area. He said that recently a resident was observed scrubbing her car while the water was turned on full blast without a nozzle on to control it. He said such careless disregard on part of the residents is not acceptable. Everyone must realize that water is metered and pay attention to this avoidable wastage of water. After a brief discussion, Rancho was instructed to send appropriate reminders to residents in this regard.

4. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

The Council reviewed recent correspondence received from the lawyer on the spalling issue. It was noted, as advised by the lawyer, that efforts are being made to establish the mediation process. The mediator having been agreed to, the date for the meeting shall be set up in 2-3 weeks time. The Council will be advised of the updates as and when they are available.



4. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

b) **Retrofit to Elevator #5:**

Rancho advised the Council that the necessary retrofit to elevator #5 in 198 Aquarius Mews was underway and is expected to be completed in a few days.

c) **Metal Storage Lockers:**

Rancho advised the Council that the metal storage lockers have already been installed. The locker room entry door is being rekeyed and the lockers numbered. The residents on the waiting list shall be contacted soon for allocation of these lockers.

d) **Automatic Door Openers:**

Rancho advised the Council that Pacific Door Closer had completed installation of the automatic doors on main lobby doors at 1111 Marinaside and 1199 Marinaside. The doors are operational now.

5. **CORRESPONDENCE**

Reviewing the Correspondence, the Council noted that one unit was fined for improper disposal of garbage and warning letters were sent to various residents on account of noise infractions.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

6. **NEW BUSINESS**

a) **Role and Responsibilities of Strata Council:**

The Strata Council discussed a draft document outlining the role and responsibilities of the Council members as they work in their respective volunteer positions. The draft was prepared by Mr. Vince Vincent in association with Mr. Michael Alexander. During discussion, some suggestions were made by the members with a view to improving upon the draft. After further discussion, the Council agreed to work on it to present an amended draft in due course.

6. **NEW BUSINESS – CONT'D**

b) **CHOA Membership:**

Mr. Michael Alexander informed the Strata Council that, recently, he had a chance to attend a seminar organized by Condominium Home Owner's Association (CHOA). He said that the information exchanged/provided at the seminar was quite useful. He further said that in order to be updated and educated on an ongoing basis, it would be desirable for the Strata Corporation to rejoin as a member of CHOA. It will then be able to access the advisory services of the Association in addition to its publications, resources, seminars and workshops at reduced member costs. The total annual subscription cost was \$550.00. After some discussion, it was **MOVED, SECONDED, and CARRIED** to proceed in the matter.

c) **Parkade Maintenance:**

The Strata Council discussed the issue of cracks in the concrete along the walls observed at a few spots in the parkade. A structural engineer had been invited recently to have a look at those cracks to advise the Council of the seriousness of the issue. The engineer advised that such cracks are quite common in parking areas and are caused due to stress or often due to inadequate design for expansion/contraction. Epoxy injections can be cure to seal these cracks. After a brief discussion, it was agreed by the Council to have this item on the building's regular maintenance plan to be dealt with accordingly.


7. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, May 18<sup>th</sup>, 2010** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:03 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Baldev Sondhi, Strata Agent

Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

INSURANCE

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, JULY 20<sup>th</sup>, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander – Chairperson	Vince Vincent
Orval Wright – Vice-Chairperson	Rick Bleiker
Nick Carter - Treasurer	
Evert Gerretsen	
Dieter Kirste	

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li - Senior Strata Agent  
Baldev Sondhi - Strata Agent

**REGRETS:**

None

**GUESTS:**

None

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Michael Alexander at 6:35 p.m.

2. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of April 20<sup>th</sup>, 2010 as presented and circulated.

3. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Nick Carter, Treasurer, reviewed the financial statements for the periods ending May 31<sup>st</sup> and June 30<sup>th</sup>, 2010. Some questions raised by Mr. Carter and other Council members were answered by Rancho. The Council also reviewed the list of arrears and noted that the strata fees are being applied to the fines and chargebacks in accordance with the new bylaw adopted at the last AGM, There

3. **COMMITTEE REPORTS – CONT'D**

a) **Financial Committee Report – Cont'd:**

being no other questions, it was then **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the periods ending May and June 2010.

b) **Operations Committee Report:**

Mr. Dieter Kirste, head of the Operations Committee, advised the Council that, recently, a gasket in the heat exchanger section of piping blew off resulting in a flood in the P1 mechanical room in 198 Aquarius Mews. The water leak affected the electronic control panel as well. However, the repairs are complete now.

With a view to reducing costs on gas expenses, he instructed Rancho to send out a notice recommending to residents at Aquarius to shut off their gas fireplaces during summer. He also noted that despite the notices posted, some residents continue to feed the fish in the pond. Feeding the fish causes the algae to bloom, making the water green and cloudy. Council directed Rancho to explain this to Residents in the newsletter. On the issue of leaks appearing in a few places in the parkade, Mr. Kirste suggested that the possibility of applying epoxy injections to remedy the problem as recommended by the engineer should be looked into.

Mr. Michael Alexander advised the Strata Council that following a meeting with landscape architect held recently, a modified landscape design plan for phase II is being prepared by him, based upon suggestions/recommendations made by the Council at the meeting. The design plan shall be submitted before the Strata Council for review as and when it is ready.

c) **Building Supervisor's Report:**

The Strata Council reviewed the Building Supervisor's report for the period ending June 2010. After some discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve the report as presented.

4. **PROPERTY MANAGER'S REPORT:**

a) **Capital Plan:**

The Strata Council discussed the formation of a capital plan for Aquarius following the mandatory requirements envisaged under the Strata Property Act and expected to come into effect from early next year. After discussion, it was decided to put in a request to CHOA (Condominium Home Owners' Association) to seek further advice on the matter. Accordingly, Rancho was instructed to work towards it to prepare a draft plan and present it at the October Council meeting.

b) **CHOA Membership:**

The Strata Council was advised that the Strata Corporation was now registered as a member of CHOA and shall be able to receive their publications and access their advisory services.

4. **PROPERTY MANAGER'S REPORT – CONT'D:**

c) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the landscaping committee, advised the Council that a dead dogwood tree in the Mews has been replaced with a new one. The dying cedars in the lagoon area will be disposed of by the staff. He said there was nothing else, in particular, to report for the month.

d) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council that he had observed membrane in parking stall V1 in visitor parking that was recently damaged when a pallet loaded with goods for a restaurant was pushed, ripping membrane on either side. He suggested that this damage be further looked into and costs of repairs be charged back to Commercial Strata.

In regard to the car wash area, he said that the some of the residents are not winding and placing back the water hose back on the rack properly. With regard to disposal of light fixtures, there was not a program in place for big residential strata like the Aquarius. He will investigate it further to find out a place the lights can be disposed of.

Also, there are still a few residents not disposing of their garbage properly. Unwanted furniture items are sometimes found to be placed in nooks and corners of storage areas.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

The Strata Council reviewed recent correspondence received from the lawyer on the spalling issue. As per the note received from the lawyer, the mediation has been scheduled for November 2<sup>nd</sup> 2010. The Council also reviewed the Pre-Mediation Conference report sent in by the lawyer along with the mediation strategy recommended by him. The lawyer recommended that as part of the mediation process, an examination of discovery of a defendant was also necessary as this would allow the Strata to cross-examine witness on events surrounding the construction of balconies. After some discussion, it was **MOVED, SECONDED,** and **CARRIED** to approve the recommendations of the lawyer. The Strata Council shall meet with the lawyer a week prior to the mediation date to discuss the mediation process and review strategy.

b) **Junk Mail:**

The Council reviewed a response from the post office on the issue of junk mail received by residents who do not wish to receive it. After some discussion, Rancho was instructed to take further suitable steps to resolve the issue.

6. **NEW BUSINESS:**

a) **Aquarius Commercial:**

The Strata Council discussed the protocol in attending to after hour emergencies due to mechanical failures in the commercial section. After some discussion, Rancho was instructed to look into the matter and formulate a mutually agreeable policy in dealing with such matters.

b) **Amendments SPA (Strata Property Act):**

The Strata Council reviewed the amendments to the Strata Property Act that came into effect recently.

c) **Selection of next AGM Location:**

A Council member suggested that selection for location of the next AGM should be made in advance so as to avoid the last minute rush and the place be so chosen that it is closer the Aquarius building.

d) **Pedestrian Walkway near the Mews:**

At Mr. Alexander's recommendation, the Operations Committee will investigate how vehicles which park in the mews near the Concierge office can be kept away from the pedestrian walkway.

7. **CORRESPONDENCE**

Reviewing the Correspondence, the Council noted that one unit was fined for improper disposal of garbage and warning letters were sent to various residents on account of noise infraction.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEXT MEETING**

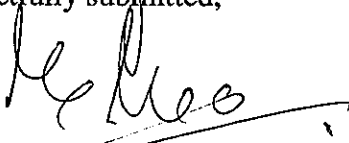
The next meeting will be a Council Meeting and has been scheduled for **Tuesday, August 17<sup>th</sup>, 2010** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, August 17<sup>th</sup>, 2010** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:20 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**EXTENDED ABSENCE**

Owners/Residents who are going away for an extended period of time must make arrangements to have someone inspect their suite on a regular basis. The following are suggested steps to be taken when planning on leaving for thirty (30) days or more:

- Notify the Concierge Staff of your absence
- Leave an emergency contact phone number
- Turn off all water supply lines in your suite (Concierge staff can provide you with assistance if required)
- It is advisable that you have your suite checked at least once a week.

**NEW ADDRESS**

Please note the new address for Rancho Management Services (B.C.) Ltd.:

Unit 600 – 1190 Hornby Street  
Vancouver, BC  
V6Z 2K5



**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, AUGUST 17<sup>TH</sup>, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander – Chairperson  
Orval Wright – Vice-Chairperson  
Evert Gerretsen

Vince Vincent  
Rick Bleiker

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li – Senior Strata Agent  
Baldev Sondhi – Strata Agent

**REGRETS:**

Nick Carter – Treasurer  
Dieter Kirste

**GUESTS:**

Steve Clarke – Landscaping Architect

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Michael Alexander at 6:35 p.m.

2. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of July 20<sup>th</sup>, 2010 as presented and circulated.

3. **GUEST PRESENTATION**

Mr. Steve Clarke, a landscaping architect, presented a draft of the landscaping design plan for phase II at Aquarius Mews. He explained in detail the modifications he made to the plan following Council Members' recommendations, the ways to phase the development with options and costing of the entire project. Questions posed by the Council Members were comprehensively answered by Mr. Clarke. He further informed

3. **GUEST PRESENTATION – CONT'D**

the Council that he will meet with the City Officials soon to discuss the whole proposal and shall advise the Council of the outcome of the meeting accordingly.

The Council thanked Mr. Clarke for the presentation and excused him from the meeting.

During the follow up discussion after the presentation, it **MOVED, SECONDED** and **CARRIED** to approve the design plan as drafted by Mr. Clarke.

4. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Orval Wright, Vice President, reviewed the financial statements for the period ending July 30<sup>th</sup>, 2010. Some questions raised by Council members were answered by Rancho. The Council also reviewed the list of arrears and noted that the strata fees are being applied to the fines and chargebacks in accordance with the new bylaw adopted at the last AGM. There being no other questions, it was then **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending July 2010.

b) **Operations Committee Report:**

Mr. Michael Alexander of the Operations Committee reviewed the Building Supervisor's report with the Council. He advised that a few failed heat exchangers had been replaced recently and upgrades done to the DDC (HVAC) system, as well. During discussion on the other maintenance issues, the Strata Council reviewed two quotes received to fill in cracks in the concrete along the walls and the ceiling at a few spots in the parkade with epoxy injections as recommended by a structural engineer recently. The engineer had advised that such cracks were quite common in parking areas and were caused due to stress or often due to inadequate design for expansion/contraction. Epoxy injections can be cure to seal these cracks. After a brief discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the quotes for repairs to the cracks.

Mr. Michael Alexander, then, drew everyone's attention to the smell in the garbage areas, especially on level 2 in 1199 Marinaside. He said although a spray is currently being used to neutralize the smell emanating from garbage, it has not completely eliminated the problem. He advised that upon investigation it had been found out that the compactor seals were wearing out, resulting in leaks from the compactor. After some discussion, it was **MOVED, SECONDED** and **CARRIED** to instruct the Building Supervisor to initiate measures for replacement of compactor seals.

It was, then, **MOVED, SECONDED**, and **CARRIED** to approve the Building Supervisor's report as presented.

4. **COMMITTEE REPORTS – CONT'D**

b) **Operations Committee Report – Cont'd:**

The Strata Council also reviewed the Strata Agent's report for the month.

c) **Landscaping Committee Report:**

There was no issue, in particular, to report for the month.

d) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council on the BC Fluorescent Light Recycling Program which began on July 1<sup>st</sup>, 2010. Under the program, residents would be able to take their burnt out compact fluorescent lights (CFLs) and fluorescent tubes to their nearest collection depot. As of now London Drugs had been accepting such burnt out lights. A maximum limit for return at one time is 16 fluorescent tubes. The program, however, is not currently extending this facility to resident condo complexes such as ours. Mr. Orval further said that he worked with Product Care Association and was able to dispose of all the used tubes at the complex at a collection depot. The usable 4ft. fluorescent tubes have been advertised on Craig's list. If no buyer comes, special arrangements will have to be made dispose of about 2500 tubes now being stored at the complex.

On the issue of disposal of garbage, he said that there are still a few residents who do not recycle and place everything in the compactor or put everything in the recycling bins without sorting. He requested residents to put the small propane tanks and batteries at the designated places in each garbage area.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

Rancho advised the Council that structural engineers, Jim Neill & Associates, are working on a report to be made available to the lawyer as a preparatory to the Mediation meeting to be held in November 2010. There was no other update to report.

b) **Capital Plan/Reserve Fund Study:**

The Strata Council reviewed and discussed quotes to draw up a capital plan/reserve fund study. The formation of a capital plan is likely to be made a requirement under the Strata Property Act and which is likely to come into effect from early next year. After discussion, it was **MOVED**, **SECONDED** and **CARRIED** to approve a quote submitted by Morrison Hershfield at a cost of \$20,300.00 plus taxes to be expensed to Operating Fund Account.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

c) **Junk Mail:**

The Council reviewed the latest response from the post office on the issue of ad/junk mail received by residents who do not wish to receive it. Rancho advised that following the response, a suitable notice has already been posted in various areas of the complex.

d) **Aquarius Commercial:**

The Strata Council discussed the protocol in attending to after hour emergencies due to mechanical failures in the commercial section. The Council also discussed the time spent by the Aquarius staff attending to commercial issues on a daily basis. After some discussion, it was decided to form a committee to comprehensively look at the issue and submit their recommendations at the next Council meeting.

6. **NEW BUSINESS:**

a) **Rentals at Aquarius:**

The Strata Council noted that there were some Owners at Aquarius who were advertising their suites for rental on a short term basis for less than 30 days. These advertisements are appearing on various websites. The Strata would like to remind Owners that such rentals are illegal and shall be dealt with in accordance with the bylaws. The Council will watch out for such Owners and shall take stern action, besides reporting violations to the City.

b) **Roundhouse Community Plaza:**

The Strata Council discussed the reported move by the Government to "revitalize" the plaza space adjacent to the Roundhouse Art and Community Centre in an apparent attempt to transform the plaza into an outdoor performance space. Responding to the concerns of residents in the complex, Mr. Michael Alexander, advised the Council that he met with the head of the Roundhouse Association recently to discuss the concerns and has been informed that an informational brochure shall be brought out soon and a public hearing will be held before any decision is made by the government in this regard. Council will be advised of any updates received in this regard.

7. **CORRESPONDENCE**

It was noted that two Owners were fined for improper disposal of garbage while three units were fined for noise violations. A few others were sent warning letters for breach of bylaws.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to

7. **CORRESPONDENCE – CONT'D**

Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

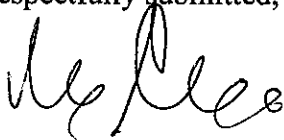
8. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, September 21<sup>st</sup>, 2010** at 6:30 p.m. in the meeting room of Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:10 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**EMERGENCY PROCEDURES**

*(After regular hours)*

If you have a building emergency after regular hours, please call Rancho's number at 604 684-4508, which is a 24 hour emergency number, and you will receive instructions on how to contact the answering service operator. Upon doing so, give brief details to the answering service operator. Please note that emergencies include: fires, broken water pipes, stuck elevators, no hot water, stuck garage door and other emergency situations. Please note that we will take no action on any emergency unless we have first talked to the person placing the call. Break and enter and/or vandalism to your automobile or suite should be reported to the Police Department.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, SEPTEMBER 21<sup>ST</sup>, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander – Chairperson  
Orval Wright – Vice-Chairperson  
Nick Carter – Treasurer  
Dieter Kirste  
Evert Gerretsen

Rick Bleiker  
Vince Vincent

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li – Senior Strata Agent  
Baldev Sondhi – Strata Agent

**REGRETS:**

None

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Michael Alexander at 6:35 p.m.

**2. ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of August 17<sup>th</sup>, 2010 as presented and circulated.

**3. COMMITTEE REPORTS**

**a) Financial Committee Report:**

Mr. Nick Carter, Treasurer, reviewed the financial statements for the period ending August 31<sup>st</sup>, 2010. Some questions raised by Council members were answered by Rancho. The Council also reviewed the list of arrears and noted that the strata fees are being applied to the fines and chargebacks in accordance with the new bylaw adopted at the last AGM. There being no other questions, it was then **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending August 31<sup>st</sup>, 2010.

3. **COMMITTEE REPORTS - CONT'D**

b) **Operations Committee Report:**

Mr. Dieter Kirste of the Operations Committee advised the Strata Council that an increased activity of mice was observed recently and instructed Rancho to follow up with the Pest Control company on an urgent basis to stop the problem from spreading.

Mr. Kirste reported that the Operations Committee had identified a number of storage rooms whose doors would benefit from greater security, and offered to install the needed increased protection. It was **MOVED, SECONDED, and CARRIED** unanimously to have Mr. Kirste proceed with the installations, with staff support as needed. Mr. Kirste was thanked in advance for his contribution.

Water leaks were found to be originating from Starbucks into storage areas on P2 and the common wall with the main lobby of 1199 Marinaside. Rancho reported that they had already been in contact with Starbucks about the leaks, for some of which Starbucks has taken responsibility. The Council directed Rancho to follow up with Starbucks to have the problems promptly and fully corrected at Starbucks' expense.

The Council noted that most toilets are too tall to fit under the marble shelves in many washrooms of most suites, and that owners have problems finding replacements that fit. Pioneer Plumbing, which has done much work in the complex, has offered to create a display of toilets that can be installed, so that owners could select one they prefer. It was **MOVED, SECONDED, and CARRIED** that the council accept the offer of Pioneer Plumbing to place, in a location to be determined by staff, samples of replacement toilets that will fit under the counters. The display is for the convenience of owners, and the selection of toilet and of the firm that does the installation remains the responsibility of the Owner.

Mr. Rick Bleiker of the Operations Committee mentioned that there was a need to relocate all the building plans currently being kept in a room on Level 2 in 1199 Marinaside to a more secure location in the building and that the Operations Committee shall work on this.

With regard to the Mews design prepared by Steve Clarke, Landscape Architect, and approved by the Strata Council at the last Council meeting, it was **MOVED, SECONDED and CARRIED** to request Mr. Clarke to proceed with the proposal for its next stage.

Strata Council reviewed the Building Supervisor's Report for the month. It was noted that following a decision taken at the last Council meeting, Morrison

3. **COMMITTEE REPORTS - CONT'D**

b) **Operations Committee Report – Cont'd:**

Hershfield had already started work to formulate a Capital Plan and a Reserve Fund Study.

In regard to the lobby furniture in all the buildings, it was noted that cushions on the chairs looked worn out. After some discussion, it was **MOVED, SECONDED** and **CARRIED** to have them refinished and create a schedule for regular maintenance.

c) **Collaboration Committee:**

The Collaboration Committee, formed at the last Council meeting to deal with some outstanding issues with the Aquarius Commercial Strata, discussed issues recently addressed in a letter sent to the Commercial Strata. A meeting with the Commercial Strata Council shall soon be held and the results of which will be advised to Council at the next Council Meeting.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee advised the Council that Para Space had been asked to add 4 cubic yards of premium organic garden blend soil to the garden beds on the 3<sup>rd</sup> level since the topdressing was slowly depleting. Para Space has been asked to include caterpillar control in the new annual quote. Proposal for upcoming landscaping contract shall be presented to the Council at the next meeting.

e) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council that a number of residents are still not sorting their recyclable items and dispose of everything in blue bins. However, the violators are being identified on the surveillance system and letters being sent to them. He said that every six weeks soft plastic, hard plastic, broken technical equipment and other recyclable abandoned by residents in garbage areas are being collected and taken away in a one-ton truck by Electronic Recycling. He advised the Council that following termination of the contract with Timbers Disposal due to deterioration in their service, Smithrite has been hired for waste disposal at the complex.

4. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

There was no update to provide.

b) **5<sup>th</sup> Floor Water Feature:**

The Strata Council discussed the possibility of reducing its liability in the event of any water leaks into the Commercial units below from the reflective pond on the



4. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

b) **5<sup>th</sup> Floor Water Feature – Cont'd:**

5<sup>th</sup> level. After some discussion, it was agreed that the Operations Committee will investigate options and report to Council, in due course.

c) **Parking in the Mews:**

The Strata Council discussed the problem of vehicles in the designated fire lane in the Mews parking too close to the pedestrian ramps and stairs, thus impeding pedestrians, strollers and disabled people passing through the Mews. It was **MOVED, SECONDED**, and **CARRIED** that a yellow line be painted indicating a no parking area.

5. **NEW BUSINESS:**

a) **Baseboard Bylaw:**

Council noted that there have been instances in units of contractors nailing new baseboards to the walls, typically during the installation of hardwood flooring. The nails penetrate the hot water heating pipes behind the walls and subsequently cause leaks in units and common property. After discussion, it was **MOVED, SECONDED**, and **CARRIED** that an appropriate bylaw be introduced at the next AGM, which would require compliance of owners and contractors with measures to prevent future incidents.

6. **CORRESPONDENCE**

It was noted that three Owners were fined for improper disposal of garbage while four were issued warnings for the same infraction. One unit was fined for throwing water off the balcony, and one was issued a warning for excessive noise.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

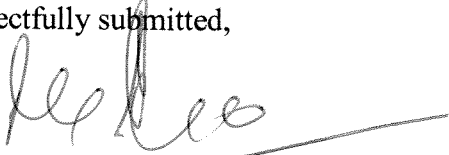
7. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, October 19<sup>th</sup>, 2010** at 6:30 p.m. in the meeting room of Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:50 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**STRATA FEES/PRE-AUTHORIZED PAYMENT**

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604 331-4268. Owners who are not yet on Pre-Authorized Payment (P.A.P.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.P. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, OCTOBER 19TH, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander – Chairperson	Rick Bleiker
Orval Wright – Vice-Chairperson	Vince Vincent
Dieter Kirste	
Evert Gerretsen	

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li – Senior Strata Agent  
Baldev Sondhi – Strata Agent

**REGRETS:**

Nick Carter – Treasurer

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Michael Alexander at 6:30 p.m.

**2. GUEST ATTENDANCE**

Mr. Steve Clarke, Landscape Architect, reviewed and discussed phasing of the landscape plan, as already approved by the Strata Council, and its cost estimates in terms of its phases. He said that the concept design, divided into five phases, shall be presented to the City to obtain a Development Permit. The Strata Council may, then, choose to implement the plan in phases. Mr. Clarke answered questions posed by the Council members. After some further discussion, the Strata Council thanked Mr. Steve Clarke for his presentation and excused him from the meeting.

During the follow up discussion, the Council agreed that Mr. Clarke be directed to apply to the City for Development Permit. After the Development Permit is obtained, the entire concept design shall be presented at the next AGM for discussion and approval and once the concept is approved by the general membership, the Strata Council would then decide on the implementation phasing.

3. **ADOPTION OF MINUTES**

While reviewing last month's meeting minutes, a Council member noted that under the Operations Committee Report under section 3(b) dealing with the issue of failing toilets, the Owners needed to be given instructions. After a brief discussion, it was agreed that the following line be included to the paragraph "owners shall be provided with the instructions in this regard". It was, then, **MOVED, SECONDED, and CARRIED** to approve the minutes of September 21<sup>st</sup>, 2010 as presented and amended.

4. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Orval Wright, reviewed the financial statements for the period ending September 30<sup>th</sup>, 2010. Some questions raised by Council members were answered by Rancho. While reviewing the list of arrears, the Council instructed Rancho to make sure that the strata fees are applied to fines and other chargebacks on all the accounts. There being no other questions, it was then **MOVED, SECONDED and CARRIED** to approve the financial statements for the period ending September 30<sup>th</sup>, 2010.

b) **Operations Committee Report:**

Mr. Dieter Kirste, head of the Operations Committee, reviewed the Building Operations Report for the month with the Strata Council.

i) **5<sup>th</sup> Floor Water Feature:**

While discussing the water feature on the 5<sup>th</sup> floor, the Council agreed and recommended that due to the issues involved with maintaining the pond and unforeseen liabilities in the event of water leaks, it would be prudent to convert it into a waterless feature. After some discussion, it was **MOVED, SECONDED, and CARRIED** to hire the services of landscape architect for seeking his appropriate suggestions in this regard.

ii) **Draining of Lagoon:**

The Strata Council discussed the need to drain the lagoon for cleaning. It was noted that in order to maintain integrity of the membrane it was necessary to drain and clean it from time to time. It had been observed over a period of time the various layers of protection for the membrane in the lagoon were being compromised gradually. Once drained, it will be cleaned of all dirt and the layers of protection put in place. After some discussion, it was **MOVED, SECONDED, and CARRIED** to drain and clean the pond with instructions to make sure that a separate fiber glass tank be also fabricated to keep the fish alive during draining/cleaning of the lagoon.

4. **COMMITTEE REPORTS – CONT'D**

b) **Operations Committee Report – Cont'd:**

iii) **Emergency Preparedness:**

The Strata Council also discussed the need for drafting an emergency preparedness plan in the event of big disasters like earthquake, big power failures etc. After some discussion, Rancho was instructed to gather information in this regard and present it to the Council at the next meeting.

iv) **Damage to Lobby:**

The Strata Council was advised that the damage caused to the main lobby as a result of water ingress from Starbucks shall be repaired soon.

v) **Short Term Rentals:**

While reviewing the Property Manager's report for the month, it was advised that two Owners have been sent letters of infraction on the issue of short term rentals.

Owners are reminded that it is illegal to rent the suites for less than 30 days. Not only does it violate the strata bylaws, it contravenes the City bylaws as well and violations discovered in this regard shall be dealt with accordingly.
---

c) **Collaboration Committee:**

Mr. Michael Alexander, Council President, advised the Council of the outcome of a recent meeting held with the Commercial Strata to hammer out some outstanding issues. He said the meeting was held in a cordial atmosphere laced with mutual trust and understanding and a follow up meeting shall be held soon to deal with the specifics with a view to resolve the issues.

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, advised the Council that some new plants planted in the two beds closest to Marinaside Crescent were looking wilted and seemed to be not growing any further while similar plants close to the concierge entrance seemed to be doing very well. The matter was discussed with the landscape architect who had originally recommended these plants. He has advised that these plants might take some time to establish as they were still in their infancy and were exposed to heat during the summer. A decision will be taken to replace them if they do not improve during the winter.

e) **Parkade Committee Report:**

Mr. Orval Wright, head of the Parkade Committee, advised the Council that a number of residents are still not sorting their recyclable items and dispose of everything in blue bins. However, the violators are being identified on the

4. **COMMITTEE REPORTS – CONT'D**

e) **Parkade Committee Report – Cont'd:**

surveillance system and letters being sent to them. Residents are reminded to sort their garbage properly as per instructions before disposing it.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

The Strata Council reviewed the updates received from the lawyer and the cost estimates of legal counseling, presuming that this matter proceeds through a full trial. The lawyer had advised that Jim Neil Associates would not be able to provide the cost estimates before the November 2<sup>nd</sup> mediation and it would be advisable not to hold the mediation in absence of availability of full cost estimates. Additionally, the defendants had also failed to deliver their cost estimates to the mediator on time. After some discussion, it was **MOVED, SECONDED, and CARRIED** to (a) agree to adjourn the mediation as per the lawyer's recommendations and (b) to ask Jim Neil Associates to advise an estimate price for repairs to one elevation drop. The cost estimates obtained shall be presented at the next AGM along with other recommendations for discussion and approval by the General Ownership.

6. **NEW BUSINESS**

a) **Window Cleaning:**

A Council member expressed his concern on the quality of window cleaning being done at the complex. He said the workers were not paying attention to the details.

After some discussion, Rancho was instructed to pass on the concerns to the window cleaning contractor to address the deficiencies. In the future Rancho will have to spot check the performance while the work is in progress rather than wait until the end of the job.

7. **CORRESPONDENCE**

It was noted that one owner was fined for improper disposal of garbage while five were issued warnings for the same infraction. Four owners were charged oil clean up fee while three were issued warnings for excessive noise.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

7. **CORRESPONDENCE – CONT'D**

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, November 16<sup>th</sup>, 2010** at 6:30 p.m. in the meeting room of Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10.10 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**SECURITY**

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, NOVEMBER 16<sup>TH</sup>, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander – Chairperson  
Orval Wright – Vice-Chairperson  
Nick Carter – Treasurer

Dieter Kirste  
Evert Gerretsen  
Rick Bleiker

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li – Senior Strata Agent  
Baldev Sondhi – Strata Agent

**REGRETS:**

Vince Vincent

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Michael Alexander at 6:30 p.m.

**2. OWNER HEARING**

Mr. Andrew Clark and Ms. Katrina Russell, Owners of unit 1003 at 1199 Marinaside appeared before the Strata Council to express their concerns about noise emanating from a particular unit. The Council heard their concerns and thanked them for their appearance. The Owners were then excused from the meeting after being advised that a formal response to their concerns shall be communicated to them.

**3. RENOVATION REQUEST – UNIT 1502 at 1199 MARINASIDE**

Mr. Kevin Lang, owner of unit 1502 at 1199 Marinaside appeared before the Council and presented a renovation proposal for his unit. The Council reviewed his proposal and asked questions which he answered. The Council, then, thanked him advising that a formal decision in this regard shall be communicated to him soon.



4. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of October 19<sup>th</sup>, 2010 as presented and circulated.

5. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Nick Carter, Council Treasurer, reviewed the financial statements for the period ending October 31<sup>st</sup>, 2010. A few questions raised by Mr. Carter and other Council members were answered by Rancho. There being no other questions, it was **MOVED, SECONDED and CARRIED** to approve the financial statements for the period ending October 31<sup>st</sup>, 2010.

The Council also reviewed a list of arrears and noted that the maintenance fees were being applied to Owners' chargebacks/fines etc. in accordance with the new bylaw approved at the last AGM.

b) **Parkade-Operations Committee:**

Mr. Rick Bleiker, member of the committee, advised the Strata Council that some of the common area room which were being used for storing unwanted items have been cleaned out. He said that a collection centre has been designated allowing residents to dispose their unwanted items. The collection centre has been created on a temporary basis and shall be there until the second week of December 2010 to be removed thereafter. The items collected during this time will be sorted by the staff and disposed of accordingly. More details on the manner of receipt of such items from the residents, in future, shall be formulated by the Committee and communicated to residents in due course.

c) **Operations Committee Report:**

Mr. Dieter Kirste, head of the Operations Committee, reviewed the Building Operations Report for the month with the Strata Council.

i) **5<sup>th</sup> Floor Water Feature:**

The Strata Council reviewed a report received from Steve Clark, Landscape Architect, containing suggestions to convert the pond on the 5<sup>th</sup> level into a waterless feature. After some discussion, it was agreed to pursue the matter and seek some more details in this regard.

ii) **Mews Landscape Design:**

The Strata Council reviewed and discussed the final version of the concept design for the Mews. The Council was advised that, there being no changes, the concept design shall be submitted to the City by the Architect for seeking Development Permit.

The Strata Council then reviewed and discussed the Building Operations report for the month. The Strata Agent's report for the month was also reviewed.

5. **COMMITTEE REPORTS – CONT'D**

d) **Collaboration Committee:**

The Strata Council was advised that efforts are being made to convene meeting with the Commercial Strata soon to resolve some outstanding issues.

e) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, reviewed and discussed with the Strata Council the Annual Landscape Contract for the next year. It was noted there was no increase in the services provided under the new proposal for the next year. After some discussion, it was **MOVED, SECONDED** and **CARRIED** approve the proposal with some changes.

f) **Parkade Committee Report:**

There was no report for the month of October.

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

The Strata Council reviewed and discussed a budget estimate, received from Polycrete as requested by the Council on repairs of one elevation at 198 Aquarius Mews. The object was to arrive at an estimated total cost of repairs on all the elevations in the complex. After some discussion, Rancho was instructed to seek more details, as pointed out by the members, on the estimate and present information at the next Council meeting.

b) **Restoration Work in Main Lobby at 1199 Marinaside:**

Rancho advised the Strata Council that repairs to the main lobby wall will be completed by the end of the week. The delay in completion was due to non-availability of the matching wood in the area.

c) **Emergency Preparedness:**

The Council was given a handout containing information on the emergency preparedness in the event of a major disaster like earthquake. The information contained in the handout shall be discussed at the next Council meeting with a view to preparing a plan which will be communicated to residents later.

7. **NEW BUSINESS**

a) **AGM Preparation:**

The Strata Council discussed details in regards to the next Annual General Meeting to be held in January. The date of AGM shall be communicated to the Owners at an appropriate time.

8. **CORRESPONDENCE**

It was noted that one owner was fined for illegal move while one was warned for improper garbage disposal.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

9. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, December 14<sup>th</sup>, 2010** at 6:30 p.m. in the meeting room of Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

10. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9.30 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**HOLIDAY GREETINGS**

**At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!**

**Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.**

**RANCHO'S CHRISTMAS HOURS**

<b>FRIDAY, DECEMBER 10</b>	<b>CLOSED AT 1:00 PM</b>
<b>FRIDAY, DECEMBER 24</b>	<b>CLOSED AT 3:00 PM</b>
<b>MONDAY, DECEMBER 27</b>	<b>CLOSED</b>
<b>TUESDAY, DECEMBER 28</b>	<b>CLOSED</b>
<b>FRIDAY, DECEMBER 31</b>	<b>CLOSED AT 3:00 PM</b>
<b>MONDAY, JANUARY 3</b>	<b>CLOSED</b>

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, DECEMBER 14<sup>TH</sup>, 2010 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander – Chairperson	Dieter Kirste
Orval Wright – Vice-Chairperson	Rick Bleiker
Nick Carter – Treasurer	

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li – Senior Strata Agent  
Baldev Sondhi – Strata Agent

**REGRETS:**

Evert Gerretsen  
Vince Vincent

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Michael Alexander at 6:30 p.m.

2. **RENOVATION REQUEST – UNIT 901 AT 1111 MARINASIDE**

Mr. Gerry Kennedy, Owner of unit 901 at 1111 Marinaside appeared before the Council and presented a renovation proposal for his unit. The Council reviewed his proposal and asked questions which he answered. The Council, then, thanked him advising that a formal decision in this regard shall be communicated to him soon.

3. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of November 16<sup>th</sup>, 2010 as presented and circulated.

4. **COMMITTEE REPORTS**

a) **Financial Committee Report:**

Mr. Nick Carter, Council Treasurer, reviewed the financial statements for the year ending November 30<sup>th</sup>, 2010. A few questions raised by Mr. Carter and other Council members were answered by Rancho. There being no other questions, it was **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending November 2010.

The Council also reviewed a list of arrears and noted that there were Owners who continued to be in arrears. Rancho was asked to do a more vigorous follow up on such accounts.

Mr. Carter, head of the finance committee, reviewed and discussed the proposed draft budget for the upcoming year 2010/2011 with the Strata Council. He reviewed the entire budget line by line with inputs from other Council members. After some discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the proposed budget as revised in accordance with suggestions/recommendations from the Council members. The budget will be proposed at the upcoming Annual General Meeting to be held in January for approval.

The Strata Council discussed salient features of a draft copy of the Reserve Fund Study conducted by Morrison Hershfield. The study looks at various aspects of the building as it ages with a view to create a reserve fund to maintain or replace the varied infrastructure within Aquarius over a period of many years to come. The RFS is expected to be mandated by the government early next year. After some discussion, Rancho was instructed to gather some more information and seek clarifications on certain issues pointed out by the Council members so that general awareness about the concept and its purpose may be laid out before the General Membership at the next AGM.

The Council also reviewed and discussed a draft copy of the AGM package prepared to be sent to Owners and agreed on some additions/revisions to it.

b) **Parkade-Operations Committee:**

The Strata Council noted that residents had been bringing a lot of stuff to the temporary drop off collection centre created beside the ramp to P2 parkade. Some usable items were being taken away by other residents. However, the area had to be cleaned up a few times as residents did not tidy up after taking away stuff. A truck was being arranged and all the stuff collected so far shall be hauled away soon for appropriate disposal. Mr. Rick Bleiker advised the Council that he was working on redesigning the layout of the storage room (alcove) with a view to creating more space and installing rolling shelves in it. He said he would confer with the building supervisor on the issue and present his proposal to the Strata Council soon.

4. **COMMITTEE REPORTS – CONT'D**

c) **Operations Committee Report:**

Mr. Dieter Kirste, head of the Operations Committee, reviewed the Building Operations Report for the month with the Strata Council.

i) **Lobby repairs at 1199 Marinaside:**

The Strata Council noted that lobby repairs at 1199 Marinaside resulting from a leak from Starbucks had been completed to its satisfaction.

ii) **Repairs to the Mailboxes:**

It was noted that repairs to three of the mailbox panels were completed recently. The mailboxes needed repairs due to normal wear and tear. The work was done in house saving a significant amount on the repairs. The Council thanked Mr. Dieter Kirste for volunteering to do the repairs.

d) **Landscaping Committee Report:**

There was no report for the month by the Landscaping Committee.

e) **Parkade Committee Report:**

Mr. Orval Wright, heading the parkade committee, advised the Council that following electrical retrofit that was conducted over 2 years ago, there were about 2800 fluorescent tubes that were rendered redundant. The tubes were put up for sale on a commercial website but yielded no responses. However, after some research, BC Housing Management Commission was contacted and the tubes were given away to them as many of their buildings were still using the same type of tubes.

He further advised that most of usable electronic items and other miscellaneous stuff collected recently were given away to Salvation Army.

5. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Legal/Spalling:**

There was no update available in particular in this regard. It was agreed that all the information received in this regard so far shall be presented at the upcoming AGM.

b) **Emergency Preparedness:**

The Council reviewed and discussed a handout containing information on the emergency preparedness in the event of a major disaster like earthquake. Keeping in view usefulness of the information, it was agreed that a note in this regard be prepared and disseminated to the residents.

6. **NEW BUSINESS**

No new business, in particular, was discussed.

7. **CORRESPONDENCE**

It was noted that one owner was fined for illegal move while one was warned for improper garbage disposal.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEXT MEETING**

The next meeting will be an Annual General Meeting and has been scheduled for **Monday, January 24<sup>th</sup>, 2011** at 6:30 p.m. in the Symphony Room at Westin Grand, 433 Robson Street, Vancouver, B.C.

9. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:45 p.m.

Respectfully submitted,



---

Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)



**HOLIDAY GREETINGS**

**At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!**

**Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.**

**RANCHO'S CHRISTMAS HOURS**

<b>FRIDAY, DECEMBER 10</b>	<b>CLOSED AT 1:00 PM</b>
<b>FRIDAY, DECEMBER 24</b>	<b>CLOSED AT 3:00 PM</b>
<b>MONDAY, DECEMBER 27</b>	<b>CLOSED</b>
<b>TUESDAY, DECEMBER 28</b>	<b>CLOSED</b>
<b>FRIDAY, DECEMBER 31</b>	<b>CLOSED AT 3:00 PM</b>
<b>MONDAY, JANUARY 3</b>	<b>CLOSED</b>

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 Marinaside Crescent  
1111 Marinaside Crescent  
198 Aquarius Mews  
189 Davie Street**

---

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF THE  
AQUARIUS, STRATA PLAN LMS3903, HELD IN THE SYMPHONY ROOM,  
WESTIN GRAND VANCOUVER, 433 ROBSON STREET VANCOUVER, BC ON  
MONDAY, JANUARY 24<sup>TH</sup>, 2011 AT 7:00 P.M.**

---

**IN ATTENDANCE**

134 Owners were represented at the Annual General Meeting either in person or by proxy (69 in person and 65 by proxy).

**Representing Rancho Management Services (B.C.) Ltd.:**

Mr. Terry Li, Senior Strata Agent

Mr. Baldev Sondhi, Strata Agent

**REGRETS (FROM STRATA COUNCIL)**

Mr. Nick Carter -Treasurer

**GUEST IN ATTENDANCE**

Mr. John Mendes, Lawyer

**1. CALL TO ORDER**

At 7:05 p.m., Mr. Terry Li informed the General Membership that there was not yet a required quorum of Members present and as authorized by Bylaw 43, the assembled Owners are requested to stay until 7:30 p.m. when the meeting can start.

At 7:30 p.m., Mr. Li informed the Owners that the meeting can be called to order as per Bylaw 27.2, which states as follows:

***"If, within one half-hour from the time appointed for an annual or special general meeting, a quorum is not present, the persons entitled to vote present in person or by proxy constitute a quorum."***

***"This Bylaw 27.2 is an alternative to section 48(3) of the Act. This Bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting."***

**2. ROLL CALL & CERTIFYING PROXIES**

Mr. Michael Alexander, Strata Council President, informed the Owners that a quorum existed as defined by Bylaw 27.2 and then introduced the Council Members in attendance:

2. **ROLL CALL & CERTIFYING PROXIES – CONT'D**

Mr. Orval Wright -Vice President  
Mr. Rick Bleiker - Secretary  
Mr. Dieter Kirste (Mechanical)  
Mr. Evert Gerretsen (Landscaping)  
Mr. Vince Vincent

Mr. Alexander then introduced Mr. Terry Li and Mr. Baldev Sondhi of Rancho Management Services (B.C.) Ltd.

3. **FILING PROOF OF NOTICE OF MEETING**

As per the terms of *Strata Property Act*, notice of the Annual General Meeting must be mailed out at least twenty (20) days in advance of the meeting. Since the notices were mailed out on January 4<sup>th</sup>, 2011, it was **MOVED, SECONDED, and CARRIED** to file Proof of Notice of meeting.

4. **MOTION TO APPROVE THE 2010 ANNUAL GENERAL MEETING MINUTES**

The minutes of the Annual General Meeting held on January 18<sup>th</sup>, 2010 were presented to the Owners for approval. There being no errors or omissions it was **MOVED, SECONDED, and CARRIED** to approve the January 18<sup>th</sup>, 2010 minutes as distributed and presented.

5. **CHAIRPERSON'S REPORT**

The Council President, Mr. Michael Alexander presented his report to the General Membership with visual presentation of some of the issues.

**Repairs to Mail Boxes at 1199 Marinaside:**

Following breakdown of the mail box panels at 1199 Marinaside, Canada Post had stopped delivery of mail to the building. The repair contractor who was contacted would have taken a long time to repair the panels and the residents would have had to go without mail accordingly. Instead, Mr. Dieter Kirste, chair of the Building Operations Committee, worked with Aquarius maintenance staff, and in four days replaced the broken panels with stronger ones, at one-third of the contract price.

**Repairs to Lobby wall in 1199 Marinaside:**

Mr. Alexander informed the General Ownership that a leak in Starbucks in October had penetrated the lobby walls of 1199 Marinaside. The matter was taken up with Starbucks' management who assumed the responsibility to do the necessary repairs and restoration without any costs to the Strata.

**Refinishing of Lobby Furniture:**

The leather furniture in all the lobbies at Aquarius consists of 14 chairs. Although the quality of leather is good, it looks worn and faded with cracks appearing on them. The

5. **CHAIRPERSON'S REPORT – CONT'D**

Strata Council looked into the possibility of replacing them which would have come at a significant cost to the Strata. Instead, Council decided to refinish them at a much lower cost while retaining their quality and appearance. The maintenance of the furniture shall be looked after by the staff in future.

**Water Valves:**

Mr. Alexander gave a visual presentation of the main water valves – there are 50 of them in the entire complex - which clog from time to time. The four that were replaced will be rebuilt by maintenance staff, saving considerable costs to the Strata.

**Recycling:**

Pre-Christmas recycling was conducted in the building wherein residents were encouraged to dispose of unwanted items. Most of the residents were able to take advantage of this opportunity. Graphic pictures of the area where the items were collected were shown to the General Ownership who applauded the efforts of the Strata in this regard. The Alcove – a room located beside the ramp to P2 parkade - where unwanted items are being collected on a regular basis is being revamped and redesigned by a committee consisting of Mr. Rick Bleiker, Mr. Orval Wright and Mr. Ken Davies, Building Operations Manager, for more efficient management of the recycling items. Recycling will include an opportunity for residents to take items unwanted by others.

**Water Pumps:**

Mr. Alexander informed the General Ownership that the Strata Council and Building Operations Manager are working with BC Hydro to develop a subsidised program to replace large-horsepower water pumps with variable-speed pumps that use less energy. These are the pumps that lift water to Owners' suites.

**5<sup>th</sup> Floor Water Feature:**

The General Membership was advised that the Strata Council looked at the possibility of reducing its liability in the event of any water leaks into the Commercial units below from the reflective pond on the 5<sup>th</sup> level. The Council is in touch with the landscape architect for a design and shall update the owners in due course.

**Morrison Hershfield Report:**

Mr. Alexander informed the General Ownership that a study was recently conducted by Morrison Hershfield Ltd., an engineering and management firm, for a 30-year Reserve Fund Study/Capital plan, including interior and exterior common area components of the complex. Aquarius is a leader in this regard. After our study began, the Province made it a requirement for all strata, with details to follow this year. The Strata Council worked with the Condominium Home Owners' Association in commissioning the study.

**Staff Activities:**

The owners were advised that Aquarius' skilled, on-site maintenance staff does about 75% of the mechanical and maintenance repairs, thus saving a significant amount of

5. **CHAIRPERSON'S REPORT – CONT'D**

money for the Strata Corporation. For example, power washing of the parkade is done by staff, at lower cost than contracting out. The building superintendent, Ken Davies, monitors the usage of all water, gas, electricity steam utilities, and takes proactive measures to reduce usage and costs.

Mr. Alexander then thanked the Building Maintenance Staff, the Concierge staff and Rancho Management Staff that have helped to efficiently manage and maintain the Aquarius Complex. He also thanked Council Members for volunteering their time and effort in running the affairs of the Strata Corporation.

**Miscellaneous:**

Mr. Alexander informed the General Ownership of the history of Strata fee increases in the past years and the rationale behind the proposed increase for the year 2010/2011. He noted that 61% of this year's increase is to cover HST. He also briefly touched upon the status of the legal proceedings before handing over the issue to John Mendes for his guest presentation.

6. **GUEST PRESENTATION**

Mr. John Mendes, a lawyer from Lesperance Mendes Lawyers, presented an update/overview of the spalling issue and the status on legal proceedings. He had been invited by the Strata to answer Owners' questions on the ongoing legal proceedings against the Developer, which had been initiated by Council to protect Owners' rights. He said that a third party consultant engineer, acceptable to both parties, had been hired to determine the extent of the spalling as well as the estimated costs to remedy it. He said a mediation had already been planned in this regard.

An intense question and answer session followed Mr. Mendes' presentation. A number of questions reflecting Owners concerns were raised, which were comprehensively answered by him.

Mr. John Mendes was then excused from the meeting with thanks.

7. **FINANCIAL REPORT**

Mr. Terry Li presented to the Owners the un-audited financial statements for the twelve-month period ending November 30<sup>th</sup>, 2010. Mr. Li reviewed each of the categories in the financial statements and answered some questions accordingly. It was noted that the Strata Corporation had an operating surplus of \$70,912.

It was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the twelve-month period ending November 30<sup>th</sup>, 2010 as presented.

8. **MOTION TO APPROVE THE PROPOSED OPERATING BUDGET FOR 2010/2011**

The proposed operating budget for the 2010/2011 fiscal period was presented by Mr. Li to the Owners for approval. Mr. Li noted that the Strata Council Treasurer, the Finance Committee, and subsequently the Strata Council reviewed the proposed budget prior to the mail out of the Notice of the Annual General Meeting.

A discussion regarding the budget ensued in which a number of questions were posed by the Owners present and answered accordingly. It was then **MOVED, SECONDED**, and **CARRIED** to approve the proposed 2010/2011 operating budget as presented.

9. **REPORT ON INSURANCE COVERAGE**

In accordance with the *Strata Property Act*, the insurance certificate and summary of coverage for Strata Plan LMS3903, the Aquarius, was presented to the Owners present for their perusal.

A motion was then made acknowledging that the notices of insurance coverage had been presented to the Owners of Strata Plan LMS3903. This motion was then **MOVED, SECONDED**, and **CARRIED** unanimously.

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.
---

10. **3/4 VOTE RESOLUTIONS**

a) **Resolution "A":**

*A ¾ Vote Resolution to approve of a special levy of \$130,000 for the repair of one balcony elevation (southeast corner, 26 balconies) in the 198 Aquarius tower in the year 2011. Such expenditure is to be charged as a special levy to be paid in one (1) installment upon the Owners in proportion to the unit entitlement of their respective strata lot due in one installment March 1st, 2011.*

Resolution "A" was **MOVED** and **SECONDED** and the floor was opened for discussion.

A motion was made to amend the resolution for the special levy to be made payable in 3 (three) installments on March 1, June 1 and September 1, 2011. The amendment was **MOVED, SECONDED**, and **CARRIED**.

10. **3/4 VOTE RESOLUTIONS – CONT'D**

a) **Resolution “A” – Cont’d:**

After discussion, the motion was put to vote but was **TABLED**, as amended.

b) **Resolution “B”:**

*A  $\frac{3}{4}$  Vote Resolution to approve of a special levy of \$150,000 for legal costs in the year 2011. Such expenditure is to be charged as a special levy to be paid in one (1) installment upon the Owners in proportion to the unit entitlement of their respective strata lot due in one installment March 1st, 2011.*

Resolution “B” was **MOVED** and **SECONDED** and the floor was opened for discussion.

A motion was made to amend the resolution for special levy to be made payable in 3 (three) installments on March 1, June 1 and September 1, 2011. The amendment was **MOVED, SECONDED, and CARRIED**.

After a lengthy discussion, it was agreed to vote on the motion as presented and amended and the motion failed to carry 3/4 vote and was **DEFEATED** with 53 votes in favor 26 against with 37 abstentions of the members present at the time of voting.

c) **Resolution “C”:**

*A  $\frac{3}{4}$  Vote Resolution to authorize the commencement of legal action, including foreclosure proceedings against any Owners in arrears on the proviso that the total amount outstanding is \$1,000.00 or more.*

Resolution “C” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the motion as presented and it **CARRIED**.

d) **Resolution “D”:**

*A  $\frac{3}{4}$  Vote Resolution to approve of the withdrawal of \$40,000 from the contingency reserve fund in the year 2011 to upgrade the DDC Control System at 1199 Marinaside and 1111 Marinaside.*

Resolution “D” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the motion as presented and it **CARRIED**.

10. **3/4 VOTE RESOLUTIONS – CONT'D**

e) **Resolution “E”:**

*A ¾ Vote Resolution to approve of the withdrawal of \$30,000 from the contingency reserve fund in the year 2010/2011 to drain the 3rd level pond and to fabricate a fiberglass fish tank.*

Resolution “E” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the motion as presented and it **CARRIED**.

f) **Resolution “F”:**

*A ¾ Vote Resolution to grant a concept approval for the withdrawal of up to \$400,000 over a span of 5 (five) years for the completion of the project.*

*For the year 2011, there will be a \$20,000 withdrawal from the contingency fund to complete the redesign of the concierge drop off area.*

Resolution “F” was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, a friendly amendment was proposed and then it was agreed to vote on the motion as amended and presented and it **CARRIED** as per the following.

*“The Owners of Strata Plan LMS3903, grant a concept approval for renovation, redesign and repair of the west portion of the mews, following consensus at an Aquarius Open House. For the year 2011, there will be a \$20,000 withdrawal from the contingency fund to complete the redesign and restoration of the concierge drop off area.”*

11. **ELECTION OF NEW STRATA COUNCIL MEMBERS FOR 2010/2011**

Mr. Michael Alexander, on behalf of all Owners, thanked members of the Strata Council for their efforts throughout the past year and for volunteering their time in service to the Strata Corporation. Strata Council received applause as a gesture of appreciation from the Owners. It was **MOVED**, **SECONDED**, and **CARRIED** to elect by way of volunteers.

Mr. Terry Li noted that the following members were elected last year for a two (2) year term and their term was not up yet:

Mr. Michael Alexander  
Mr. Rick Bleiker  
Mr. Vince Vincent



11. **ELECTION OF NEW STRATA COUNCIL MEMBERS FOR 2010/2011 – CONT'D**

The following Owners volunteered to serve on Strata Council for the upcoming term:

Mr. Orval Wright  
Mr. Dieter Kirste  
Mr. Evert Gerretsen  
Mr. Jason Wroblewski

There being no other volunteers, it was **MOVED, SECONDED, and CARRIED** to declare the Owners duly elected.

12. **ANY OTHER MATTERS**

a) **Fireplace Timers:**

Mr. Alexander advised the General Ownership that the Aquarius is eligible to participate in a Terasen Gas Co. program to install electronic timer fireplace switches to replace the manual On/Off switches in suites having fireplaces. Because natural gas is provided by the Strata, all Owners pay the cost of keeping fireplaces lit. When residents go out, leaving a fireplace on for hours or even days, the suite overheats. Then windows are opened to cool the suite. Staff has identified the wasted energy and cost as significant. The timer switches would eliminate this problem. The Terasen program provides-- at no cost for equipment or installation-- a state-of-the-art, electronic switch that would be professionally installed easily and quickly. However, the program requires that all Owners agree to install the switches.

After discussion, the Owners unanimously approved the Strata's proposal to proceed in arranging to have the switches installed in the units having fireplaces.

The following concerns were raised by Owners and will be addressed by the new Strata Council.

b) **Carpet Cleaning & Window Cleaning:**

One of the owners drew the Council's attention to the carpet cleaning and window cleaning companies not doing their jobs properly. It was requested that the companies be contacted and issues be reviewed with them.

c) **Gym Equipment:**

One of owners pointed to the need to upgrade some of the gym equipment in the exercise room. The General Ownership was advised that three machines which include a treadmill and two bikes will be replaced. However, the service company will be asked to reassess all the other equipment for repairs/replacement, if need be.

13. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and will be held in the Board Room, 188 Aquarius Mews on **Tuesday, February 15<sup>th</sup>, 2011** at 6:30 p.m. (for Council Members only).

14. **TERMINATION**

There being no further business it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 11.45 p.m.

Respectfully Submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
Agent of Strata Plan LMS3903  
600-1190 Hornby Street, Vancouver, BC, V6Z 2K5  
Phone: (604) 684-4508 (**24 HOUR EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**SECURITY**

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON MONDAY, FEBRUARY 15<sup>TH</sup>, 2011 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander  
Orval Wright  
Dieter Kirste  
Rick Bleiker

Evert Gerretsen  
Jason Wroblewski  
Vince Vincent

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS:**

None

**GUESTS:**

None

**1. ELECTION OF OFFICERS**

Rancho advised the Strata Council that the first order of business after an Annual General Meeting is the election of Council members to various positions.

The following members were elected to their respective positions:

Michael Alexander – President  
Orval Wright – Vice President  
Vince Vincent – Treasurer  
Evert Gerretsen – Secretary

It was then **MOVED, SECONDED, and CARRIED** declare the above members duly elected.

2. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Michael Alexander at 6:40 p.m. The Strata President then welcomed Mr. Jason Wroblewski, the new member, to the Strata Council.

3. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of December 14<sup>th</sup>, 2010 as presented and circulated. The Strata Council also reviewed the minutes of the Annual General Meeting held on January 24<sup>th</sup>, 2011.

4. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the period ending December 31<sup>st</sup>, 2010 and January 31<sup>st</sup> 2011. Some questions raised by Mr. Orval Wright and other Council members were answered by Rancho. It was then **MOVED, SECONDED, and CARRIED** to approve the financial statements for the periods ending December 2010 and January 2011 as presented.

The Council also reviewed a list of arrears.

5. **COMMITTEE REPORTS**

a) **Operations Committee Report:**

Mr. Dieter Kirste, head of the Operations Committee, advised the Council that a domestic hot water heat exchanger in 189 Davie Street had failed recently and had been ordered to be replaced. He advised the Council that a temporary fish pool has been purchased already as a precursor to collect the fish before draining the 3<sup>rd</sup> level pond. He mentioned that the application of epoxy injections to a few parkade wall cracks was underway. The injections are being done following recommendations from an engineer to fill cracks in the walls and prevent water intrusion. Council was advised that there were three additional cracks, and after a brief discussion, it was **MOVED, SECONDED, and CARRIED** to approve an expenditure of \$1800 to fill them while the crew was on site.

b) **Building Operations Report/Property Manager's Report:**

The Council reviewed the Building Operations report and the Property Manager's Report as well for two months.

c) **Parkade Committee Report:**

There was nothing new to report.

5. **COMMITTEE REPORTS – CONT'D**

d) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, advised grass areas and steps at the north end of the 3rd floor lagoon were slumping in wet season, and the grass was infested with a pest which would cost \$600 a year to eradicate. Mr. Gerretsen recommended instead replanting the areas with natives and resetting the five steps. It was **MOVED, SECONDED** and **CARRIED** to implement the recommendation.

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **AGM Resolutions – Legal/Spalling:**

The Strata Council reviewed and discussed the situation arising out of the decisions taken by the General Ownership at the last AGM in regard to the resolutions on repairs to balconies of one elevation and to continue with the legal process. After a lengthy discussion, the Council agreed on the need to hold a Special General Meeting in the near future to discuss for approval to repair the balconies. An appropriate notice of the meeting shall be communicated to the owners after all the details have been worked out.

b) **Gym Equipment:**

The Strata Council reviewed a written suggestion from an owner and comments made at the last AGM by owners about the condition of gym equipment. After some discussion, it was **MOVED, SECONDED**, and **CARRIED** to establish an Amenity Committee that will look into Gym related issues and submit recommendations to the Strata Council. Mr. Jason Wroblewski volunteered to be the Council liaison, and Mr. Rick Bleiker volunteered to review design recommendations. Residents who use the gym will be invited to join the Committee. Council thanked Mr. Wroblewski and Mr. Bleiker for their interest.

c) **Fireplace Timers:**

Mr. Michael Alexander advised the Council that following a unanimous approval from the owners at the last AGM, a contract form from Terasen Gas has been received already and is being reviewed to do a retrofit to the fireplace timers in the units. He said he would keep the Council updated in this regard.

d) **Recycling:**

Mr. Rick Bleiker presented a proposal with diagrams to redesign the alcove area (a room by the parkade ramp) for an efficient management of the recycling items. After some discussion, the Council requested Mr. Bleiker to draft a construction budget for redesigning the room so that work could be started. Some more details like the fee schedule and hours of operation etc. shall be worked out. Mr. Bleiker is being assisted by the building manager.

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

e) **Lobby Furniture:**

Rancho advised the Strata Council that refurbishing/restoration of the leather furniture in all the buildings of the complex shall be started soon.

f) **Ad/Junk Mail:**

Council noted that a procedure has been created so that residents can opt out of receiving ad/junk mail, and that advisories have been posted in elevators. The Council thanked Mr. Baldev Sondhi for finding a solution to what at times has been a difficult issue.

7. **CORRESPONDENCE**

Reviewing the Correspondence, the Council noted that one unit was fined for repeated noise complaints against them while three others were sent warnings for similar infraction. Two units were warned for letting their units out on short term basis for less than one month, contrary to the Aquarius bylaws. The Strata Council reviewed correspondence received during the month and instructed Rancho to respond to it appropriately.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEW BUSINESS**

a) **Town Hall Meetings at Aquarius:**

The Strata Council received a suggestion from one of the owners to experiment with holding town hall meeting at the complex to discuss about shared subjects of interest. After some discussion, it was decided to hold one such meeting in the near future on an experimental basis. The owners/residents shall be advised of the date and venue in due course.

9. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, March 15<sup>th</sup>, 2011** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

10. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 10:45 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

We request residents to put away cigarette stubs appropriately and not throw them in a reckless manner. At no time should any item be allowed to be thrown/dropped from any window or balcony. Anyone caught doing this will be dealt with in accordance with the bylaws. Please note the following:

***37.9 An owner, tenant, occupant or visitor must not throw or permit to be thrown any material or substance especially burning material such as cigarettes or matches from any window or any part of the strata lot or the common property.***

**STRATA FEES/PRE-AUTHORIZED DEBIT**

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604 331-4279. Owners who are not yet on Pre-Authorized Debit (P.A.D.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.D. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

---

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, MARCH 15<sup>TH</sup>, 2011 AT 6:30 P.M.**

---

**IN ATTENDANCE:**

Michael Alexander  
Orval Wright  
Rick Bleiker  
Evert Gerretsen

Jason Wroblewski  
Vince Vincent

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS:**

Dieter Kirste

**GUESTS:**

None

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Michael Alexander at 6:30 p.m.

**2. ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the minutes of February 15<sup>th</sup>, 2011 as presented and circulated.

**3. FORMATION OF COMMITTEES**

It was decided to form the committees as per the following:

Financial Committee:

- Orval Wright
- Vince Vincent
- Evert Gerretsen



3. **FORMATION OF COMMITTEES – CONT'D**

Operations Committee:

- Dieter Kirste
- Rick Bleiker
- Michael Alexander

Landscaping Committee:

- Evert Gerretsen

Parkade Committee:

- Orval Wright

Amenity Committee:

- Jason Wroblewski
- Rick Bleiker

4. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the period ending February 28<sup>th</sup>, 2011. Some questions asked by Council members were answered by Rancho. It was then **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending February 2011, as presented.

The Council also reviewed a list of arrears.

5. **COMMITTEE REPORTS**

a) **Operations Committee Report:**

Mr. Rick Bleiker reviewed the Building Operations Report for the month with the Strata Council as per the following:

- A domestic hot water heat exchanger in 189 Davie Street that had failed, recently, shall be replaced soon.
- The application of epoxy injections to all the wall cracks was complete.
- The hallway between the men's and women's change rooms is showing some damage to drywall and tiling. The work will be done by the maintenance staff.
- It was noted that the carpets on the 2<sup>nd</sup> and 3<sup>rd</sup> floor in the Villas was worn and therefore needed replacement. After some discussion, it was decided to call for quotes to be presented at the next Council meeting.
- The DDC control upgrade for towers 'A' and 'M' shall be commencing soon.

5. **COMMITTEE REPORTS – CONT'D**

a) **Operations Committee Report – Cont'd:**

A "Utility Dashboard" addition to the Direct Digital Control System was recommended by the committee, which will allow remote display and control of the complex's energy and utility consumption and operations to the Building Operations Manager and assistant manager in real time. Owners and residents will, via a website link be able to view selected information, such as pool temperature, outside air temperature and wind speed, and building energy consumption. After some discussion, it was **MOVED, SECONDED, and CARRIED** to approve the concept and expenditure up to \$1000 in this regard.

The Strata Council also reviewed the Property Manager's report for the month.

b) **Parkade Committee Report:**

Mr. Orval Wright, head of the parkade committee, advised the Council that the tipping fee to dispose of garbage placed into the green compactors has increased from \$82 a ton to \$97 a ton. The rates have been increasing every year and it is suspected that it will continue to increase every year and by 2015 the rate could be \$150 to \$160 a ton. He, therefore, said that it would be cheaper to dispose of items that can be recycled. Accordingly, more effort should be made by residents to recycle as much as possible to keep the Strata costs down. Also, more inspectors are going to be hired by the City to watch what is being dumped out of the compactors and heavy fines will be levied if there is a lot of recyclables. Metro Vancouver is trying to increase the recycling rate from 55% to 70% by the year 2015. That means diverting from the garbage to do more recycling materials.

Also, residents have to rinse containers, be more diligent in placing items in the appropriate bins and do more recycling and cut back on what is placed into the garbage compactor.

There are already some cities in the Lower Mainland that are recycling food waste and where garbage was picked up every week. It will change to being picked up every two weeks and containers with recycling will be emptied every week. By the end of this year, food waste will be banned from the garbage and this will impact all residential houses in Metro Vancouver. They plan to do the same with multi-unit residences such as apartments/condominiums and businesses in the year 2015.

Rather than wait until 2015, the council agreed to investigate conducting a small test program to have compostable food and food waste collected and recycled. The goal is to see if the complex's garbage quantity and cost can be reduced, while providing an alternative to sending food to landfill. Appropriate city agencies and collection companies will be consulted, and a report will come back to council.

5. **COMMITTEE REPORTS – CONT'D**

c) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, reviewed with the Strata Council, a quote received from Para Space to redesign grass areas and steps at the north end of the 3rd floor lagoon. It was noted that the design as proposed by the landscaping company was not appropriate and needed some changes. After some discussion, it was decided that the landscape company be asked to prepare an alternate proposal to make sure that the incline is not more than 5% of the slope. However, it was **MOVED, SECONDED** and **CARRIED** to approve expenditure of up to \$4,700 including taxes for completion of the work as per the revised design.

d) **Amenity Committee:**

Mr. Jason Wroblewski, head of the Amenity Committee, advised the Council that efforts are already on to find ways to bring improvements to the gym areas. He said that AGR Fitness, the company looking after repairs and maintenance of the exercise room, and other consultants, were recently contacted for their input in the matter. A survey will also be conducted with a view to elicit views/opinions from the residents using the gym. Spray bottles in the gym shall be replaced by disinfectant wipes.

At the suggestion of Mr. Wroblewski, the Council discussed the need to continue to keep the Pepsi vending machine outside the gym. Mr. Wroblewski advised the Council that upon collection and review of information regarding the installation and agreement with the owner of the machine, it has been determined that due to the annual electricity costs with no financial gain to LMS 3903 it was **MOVED, SECONDED**, and **CARRIED** to remove the machine as soon as possible. Rancho will contact the contractor for its removal at the earliest.

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Spalling:**

The Strata Council reviewed and discussed the issue of repairs to the balconies due to spalling. The matter was discussed at a special session of the Council on March 9<sup>th</sup>, with a view to arrive at an agreement to chalk out future course of action in this regard. It was decided that quotes from three different building envelope consultant engineer companies be obtained to prepare the specs and the scope of work to be undertaken. After the consultant engineer has been selected by the Council, bids will be called for estimated expenditure on the repairs, following which a notice of special general meeting shall be sent to the owners to discuss the entire issue for its approval. The Council will keep the owners updated from to time in this regard.

6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT – CONT'D**

b) **Fireplace Timers:**

Rancho advised that upon instructions of the Council an application has already been submitted to Fortis (BC) (formerly known as Terasen Gas) to participate in a program to replace fireplace switches with timers to save on energy costs. The timers shall be installed in all the units having fireplaces. This is an incentive program in which the timers will be supplied by the company free of cost along with the installation expenses. The matter was discussed at the last AGM where it met with unanimous approval from the owners. Owners having fireplaces shall be contacted soon after an acceptance is received from the Company.

c) **Recycling:**

Mr. Rick Bleiker advised the Council that work is already in progress to redesign the alcove area (a room by the parkade ramp) for efficient management of the recycling items. He said that the expenditure on the project is likely to increase to \$2,500 as opposed to \$2,000 originally estimated. After some discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the expenditure of up to \$2,500. Mr. Bleiker was requested by the Council to finalize the other details like the fee schedule and hours of operation etc. and present it at the next Council meeting.

7. **CORRESPONDENCE**

The Strata Council reviewed correspondence received during the month and instructed Rancho to respond to it appropriately.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEW BUSINESS**

No new business, in particular, was discussed.

9. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, April 19<sup>th</sup>, 2011** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

10. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:55 p.m.

Respectfully submitted,



---

Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

## COMMUNICATION WITH STRATA COUNCIL

Strata Council welcomes the opportunity to serve you by keeping the lines of communication open at all times. Owners are therefore invited to write the Strata Council, via Rancho Management Services at 600-1190 Hornby Street, Vancouver, BC, V6Z 2K5, on any Strata Corporation matter. Correspondence received will be presented and reviewed by Strata Council. In the event Rancho can answer your questions about standard Strata Corporation-related matters, please call us at 604 684-4508.

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 MARINASIDE CRESCENT  
1111 MARINASIDE CRESCENT  
198 AQUARIUS MEWS  
189 DAVIE STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903, THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT 188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, APRIL 19<sup>TH</sup>, 2011 AT 6:30 P.M.**

**IN ATTENDANCE:**

Michael Alexander  
Dieter Kirste  
Rick Bleiker  
Evert Gerretsen

Jason Wroblewski  
Vince Vincent

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**REGRETS:**

Orval Wright

**1. CALL TO ORDER**

There being a quorum, the meeting was officially called to order by Strata Council Chairperson, Michael Alexander at 6:30 p.m.

**2. GUESTS**

**a) Renovation Proposal:**

Ms. Liz Clay appeared before the Strata Council on behalf of the Owner of #3502 @198 Aquarius Mews and presented a renovation proposal for his unit. The Council reviewed the request and asked questions which she answered. The Council then thanked her advising that a formal decision, in this regard, shall be communicated to the Owner soon.

**b) Lighting Retrofit Proposal:**

Ms. Susan Wood, a representative from Light Power Lighting, presented a proposal to the Strata Council with regard to retrofitting the common areas with energy efficient LEDs by replacing existing compact fluorescent lights. The proposed lightings are expected to result in significant savings in energy as well as maintenance costs over a period of time. BC Hydro is also expected to provide a rebate incentive on the program. The Strata Council reviewed the proposal in great details and asked various questions which were comprehensively answered

2. **GUESTS – CONT'D**

b) **Lighting Retrofit Proposal – Cont'd:**

by Ms. Wood. The Council then thanked Ms. Wood for her presentation and excused her from the meeting.

During a follow up discussion, considering the significant expenses involved on the project, the Strata Council decided that additional quotes from different companies be obtained so that the proposals are compared and an informed recommendation can be taken before presenting the matter to the Owners for approval at the next Special General Meeting or Annual General Meeting. A rebate incentive from BC Hydro is also expected in this regard.

3. **ADOPTION OF MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED**, and **CARRIED** to approve the minutes of March 15<sup>th</sup>, 2011 as presented and circulated.

4. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the period ending March 31<sup>st</sup>, 2011. Some questions asked by Council members were answered by Rancho. It was then **MOVED, SECONDED**, and **CARRIED** to approve the financial statements for the period ending March 2011, as presented.

The Council also reviewed a list of arrears.

5. **COMMITTEE REPORTS**

a) **Operations Committee Report:**

Mr. Dieter Kirste, head of the Operations Committee, presented the Committee's report for the month of March 2011.

Mr. Kirste advised the Council that the cause of the failure of one of the heat exchangers was found to be the original contractor's installation of the wrong pump. The pump shall be replaced with a smaller, more energy-efficient unit, which will prolong the life of the new heat exchanger. The Strata Council directed staff to inspect all pumps in the complex to ensure that they are the correct size, and to take appropriate action if they are not. The Council then thanked Mr. Kirste for his exceptional analysis which disclosed the problem, and which is likely to lead to significant further maintenance savings.

Mr. Kirste advised that the process relating to cleaning of the lagoon on the 3<sup>rd</sup> level is expected to commence shortly. A portable pool is being prepared to hold the fish, which are worth thousands of dollars, and the draining process shall start soon after. The cleaning process will take 4-6 weeks to complete.

5. **COMMITTEE REPORTS – CONT'D**

a) **Operations Committee Report – Cont'd:**

Mr. Kirste said the Building Operations Committee recommended that the maintenance staff should be instructed to carry out regular inspection of the roofs with special reference to the roof drains. Also, staff should look for unauthorized penetrations of the building envelope, and bring them to Council's attention. The Council directed that staff perform these functions on a regular basis, with reports to the Building Operations Committee.

Mr. Kirste reviewed the Building Operations report item by item. The Property Manager's report was also reviewed.

b) **Parkade Committee Report:**

Mr. Rick Bleiker gave an update on the design of the alcove, which is to be used as a recycling centre. He said the renovations to the area are nearly complete. The Council thanked Mr. Orval Wright for his informed suggestions on hours of operation and the fees to be charged to residents. Rancho was instructed to pass these suggestions to staff for its consideration as staff makes the final decisions on the centre's operations.

c) **Landscaping Committee Report:**

Mr. Evert Gerretsen, head of the Landscaping Committee, advised the Council that a second quote to redesign the slope at the north end of the 3<sup>rd</sup> floor lagoon was obtained from Paraspace. Council agreed with Mr. Gerretsen that the quote was too high, and decided to redesign the slope in-house, drawing upon the advice and expertise of Mr. Rick Bleiker, a Council member.

Mr. Gerretsen also advised the Council that a new cherry blossom sapling was recently donated by Mr. Majid Sherkat, one of the owners in the Villas. It has been planted on the north east side of the lagoon. The Strata Council thanked Mr. Sherkat for the donation.

d) **Amenity Committee:**

Mr. Jason Wrobleski, head of the Amenity Committee, advised the Council that the committee is he and Councillor Bleiker and two Owners. Mr. Wrobleski's survey on use of the exercise room and user preferences generated over 70 responses online, and in paper form. The feedback is now being reviewed and the committee will present its recommendations for renovations after the analysis has been completed.

Mr. Wrobleski noted that the unused Coke machine had been removed, saving the Strata electric charges. Spray bottles in the gym shall be replaced by disinfectant wipes shortly. A wipe dispenser for equipment cleaning shall also be provided.



6. **BUSINESS ARISING FROM PREVIOUS MEETING/PROPERTY MANAGER'S REPORT**

a) **Spalling:**

The Strata Council reviewed and discussed quotes from three different building envelope consultant engineer companies who were asked to prepare the specs and the scope of work to be undertaken. After a lengthy discussion, it was decided that two of the three companies providing the quotes should be called and meetings be held with them separately for clarifications so that an informed decision could be made while selecting the contractor who would finally be awarded the job. Rancho was instructed to coordinate such meetings as soon as possible.

b) **Fireplace Timers:**

Rancho advised the Strata Council that Fortis (BC) is being followed up on the issue. The company is expected to send the agreement forms shortly.

7. **CORRESPONDENCE**

The Strata Council reviewed correspondence received during the month and instructed Rancho to respond to it appropriately.

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by Email to [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com).

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEW BUSINESS**

a) **Contracts review:**

The Strata Council instructed Rancho to provide the Council with information about all the Aquarius contracts so that they may be reviewed in terms of their performance.

9. **NEXT MEETING**

The next meeting will be a Council Meeting and has been scheduled for **Tuesday, May 17<sup>th</sup>, 2011** at 6:30 p.m. in the meeting room of the Club Aquarius at 188 Aquarius Mews, Vancouver, BC.

10. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:55 p.m.

Respectfully submitted,



---

Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
600-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281  
Email: [bsondhi@ranchogroup.com](mailto:bsondhi@ranchogroup.com)

**INSURANCE**

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.