

**STRATA CORPORATION LMS4255
"MARINASIDE RESORT"
193 AQUARIUS MEWS, VANCOUVER
1077 & 1099 MARINASIDE CRESCENT, VANCOUVER**

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF
"MARINASIDE RESORT", STRATA PLAN LMS4255, HELD IN THE CHÂTEAU
OLIVIER ROOM, IN THE SUTTON PLACE HOTEL, 845 BURRARD STREET,
VANCOUVER, BC ON MONDAY, JANUARY 21st, 2008 AT 7:00 P.M.**

IN ATTENDANCE:

101 Owners were represented at the meeting, either in person or represented by proxy.

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

Mr. Chris Sargent, General Manager

Mr. Terry Li, Senior Property Manager

1. CALL TO ORDER

At 7:10 p.m., Mr. Sargent informed the General Membership that there was not yet a required quorum of Members present and as authorized by Bylaw #25, the assembled Owners are requested to stay until 7:30 p.m. when the meeting can start. At 7:30 p.m., Mr. Setty Pendakur, the Strata Council President, referred to Bylaw #25 and noted that as per the Bylaw, the Owners present constitute a quorum so that the meeting can commence. Bylaw #25 reads as follows:

"If at the time appointed for a general meeting, a quorum is not present, the meeting shall stand adjourned for a period of thirty minutes whereupon the adjourned meeting shall be reconvened at the same place and the persons present in person or by proxy and entitled to vote, shall constitute a quorum."

Mr. Pendakur noted to the General Membership that Mr. Sargent will be assisting him in chairing portions of the meeting.

2. CALLING THE ROLL AND CERTIFYING PROXIES

Mr. Pendakur informed the Owners that a quorum existed as defined by Bylaw #25.

3. PROOF OF NOTICE

It was **MOVED, SECONDED** and **CARRIED** to file Proof of Notice of the Meeting, as distributed December 28th, 2007.

4. **A MOTION TO APPROVE THE JANUARY 18th, 2007 ANNUAL GENERAL MEETING MINUTES**

Mr. Pendakur informed the General Membership that a copy of the minutes from last year's Annual General Meeting was included in the agenda package for tonight's meeting.

There being no questions, it was **MOVED, SECONDED** and **CARRIED** to approve the January 18th, 2007 Annual General Meeting minutes.

5. **PRESIDENT'S REPORT**

Mr. Pendakur presented to the General Membership the President's Report as follows:

Insurance:

The insurance for the Strata Corporation has been renewed with BFL Insurance Services with a water damage deductible of \$50,000.

Despite numerous newsletters circulated, there are still a lot of Owners who have yet to obtain adequate insurance for their strata lot especially for water damages. Many Owners are unaware of the consequences of not having proper or adequate insurance coverage for their strata lot. Owners are urged again to cover their risk with insurance for any water damages not covered by the Strata insurance.

Water Related Issues and Costs:

During the course of the year there were 14 water related incidents; 4 were caused by toilet overflows, 1 by a toilet malfunction, 3 by sink overflows, 2 by overflowed bathtubs, 1 by a pipe burst in the wall, 1 by a broken sprinkler and 2 were caused by washing machine overflows. This should outline the importance of being careful to always make sure taps are turned off, by not using too much detergent, not overfilling washing machines and not flushing improper items down toilets. It is imperative that owners obtain insurance for their individual strata lots and that they are covered for the \$50,000 deductible.

The majority of the water losses this past year were due to user error and carelessness. If you plan to be away for a period longer than 7 days, you must have someone come to your suite and check it on a regular basis. You can and should also shut off the water supply to your sinks, toilets and washing machines to further reduce the risk. Chris will explain further in the insurance report later in the meeting.

Building Envelope Maintenance:

The Finance Committee is chaired by the Treasurer, Mr. Larry Ruddell with Bryan Wall and me as members. This Committee monitors the finances of LMS4255 and ensures long term maintenance of the three buildings and grounds and to recommend to Strata Council appropriate actions. We have continued with the yearly building envelope maintenance program as recommended by RDH Maintenance Engineering (20 year plan). The building

5. **PRESIDENT'S REPORT – CONT'D**

envelope maintenance program will be done on an annual basis as outlined by RDH. The items addressed this year were all proactive maintenance items as recommended by RDH Engineering such as sealing of all brick surfaces and replacement of sealant. The replacement of the fireplace vents has taken a while due to supplier issues. However, the contractor will complete the job by the end of January.

Common Area Improvements:

The Common Area Committee (CAC) is chaired by Grace Barrington-Foote with Laura Opsal and Stefanie Schenk as members. CAC worked hard over the past year to make various improvements throughout the common areas.

The furniture in all the common areas was examined and repaired. New couches were purchased for the 3rd level lounge. The ceiling light fixture in the 1099 tower has been replaced. The Boathouse Mews and Aquarius Mews trees will be pruned on an annual basis to improve security and the appearance of the building.

The CAC also conducts a monthly "walk-about" with the Building Supervisor and Property Manager to ensure common areas are up kept to the highest level. These areas include the ones which most of you see as well as all the maintenance and equipment rooms in each building.

A very successful Christmas Social, thanks to Laura and the CAC, was held in December 2007. A great time was had by all and it provided a good opportunity to meet others who live in this Strata complex.

Security Awareness:

The Stop and Fob program has been operating quite successfully. The building also participates in a neighbourhood bike patrol. This along with the 24 hours concierge staff continues to reduce crime in the complex.

Please remember to stop after you enter the gate and wait for the gate to close before proceeding. These security procedures are very important and we thank you for your cooperation.

Thanks:

I would like to thank all the Council members for their hard work over the past year. I would also like to thank the concierge, building supervisors and our managers at Rancho, Terry Li and Chris Sargent. On behalf of the Strata Council, I would like to thank all the Residents of Marinaside Resort, for their continued cooperation.

Owners in attendance gave the Strata Council Members and Rancho Management a loud round of applause for their efforts to maintain the building throughout the year.

6. **A MOTION TO APPROVE THE 2006/2007 YEAR END FINANCIAL STATEMENTS**

Mr. Pendakur, thanked the Strata Council Treasurer, Mr. Larry Ruddell for his hard work throughout the year and then asked Mr. Ruddell to present to the Strata Corporation, the financial statements for the year 2006/2007.

Mr. Ruddell noted that the Finance Committee met three times throughout the year and worked closely with representative of Rancho Management. The purpose of the meetings included review of the monthly financial statements, review of expenditures for the building envelope and approval of the budget for the 2007/2008 year. Mr. Ruddell then reviewed highlights of the 2007 financial statements.

Balance Sheet:

Mr. Ruddell noted that \$400,000 has been invested in short-term, 1 year, non-cashable investments with two amounts of \$100,000 each in cashable GICs. Mr. Ruddell pointed out that the Owner chargebacks have now approached over \$100,000 and 10% interest is being charged to overdue chargebacks.

Contingency Expenditures:

Mr. Ruddell then reviewed the contingency expenditures for the year and gave Owners present a break-down of the expenditures from the contingency fund.

Income Statement:

Mr. Ruddell then reviewed the income statement in greater detail.

Mr. Ruddell then took questions from the Owners.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the 2006/2007 year-end financial statements.

7. **A MOTION TO APPROVE THE PROPOSED 2007/2008 OPERATING BUDGET**

Mr. Ruddell submitted the following report on the 2007/2008 operating budget.

Strata Fee Increase:

The proposed budget results in a 4.9% increase in strata fees. Mr. Ruddell noted that the main reasons for the increase are due to the increase in staffing costs in the concierge, cleaning staff and building supervisor categories as well as increases in the utility category.

Mr. Ruddell then answered questions from the General Membership pertaining to the budget.

After discussion, it was **MOVED, SECONDED and CARRIED** to approve the 2007/2008 operating budget.

8. **¾ RESOLUTIONS**

a) **Resolution "A":**

A ¾ Vote to authorize the Strata Council, acting on behalf of the Strata Corporation, to commence legal action against owners in arrears of \$ 4,000.00 or more with their strata fees.

The ¾ Resolution was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the ¾ Resolution as presented and it **CARRIED** unanimously.

b) **Resolution "B":**

A ¾Vote to adopt the attached proposed Bylaws to be effective after the January 21st, 2008 Annual General Meeting.

i) **Proposed New Bylaw 5(1)(i):**

5. Obtain approval before altering a strata lot

(1) An owner must obtain the written approval of the council before making an alteration to a strata lot that involves any of the following:

(j) electrical permit, plumbing, piping, heating and any other services defined as requiring a permit from the City of Vancouver.

The ¾ Resolution for Bylaw 5(1)(j) was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the ¾ resolution for Bylaw 5(1)(j) as presented and it **CARRIED**.

ii) **Proposed Revision of Bylaw 7.2:**

Current Bylaw 7.2

7.2 *The owner will be responsible to obtain the applicable building permits prior to commencing the work, and obtaining such permits is a condition of the council's approval.*

Proposed Bylaw 7.2

7.2 *An owner intending to apply to the Strata Corporation for permission to alter a strata lot must:*

8. ¾ RESOLUTIONS – CONT'D

b) Resolution "B" – Cont'd:

ii) Proposed Revision of Bylaw 7.2 – Cont'd:

(a)

- i. *provide a full set of plans detailing all in-suite alterations, construction time-line, and a check in the amount of \$1,000 payable to the Strata Corporation, LMS 4255. Of this deposit, \$500 will be retained by the Strata Corporation as an administrative charge and the balance of \$500 will be returned to the owner when the renovations are completed and as-built plans are provided to the Strata Corporation. In addition, the Strata Council might contract an inspector to supervise the project. The cost of contracting an inspector is to be paid by the owner of the strata lot;*
- ii. *if alterations are to the structure of the unit, retain the services of a competent structural engineer and provide the engineer's report along with drawings of the alterations;*
- iii. *pay all costs of engineering services and the alterations;*
- iv. *In-suite alterations are defined in 5.1 of the Bylaws.*

- (b) *Where Council grants approval to an owner for modifications to the interior of the strata lot, work must commence within forty-five (45) days of the approval and be completed within sixty (60) days of commencement of construction. Council will consider an extension beyond sixty (60) day period if extenuating circumstances, requested in writing, are acceptable.*

Any Owner who exceeds the sixty (60) day approval period and does not obtain an extension will be fined \$200 per week. Any Owner requiring more than one extension requires the approval from the Strata Corporation by way of a ¾ vote at an Annual General Meeting or Special General Meeting. When a ¾ vote is required, the related costs are at the expense of the applicant.

- (c) *Approved alterations must comply with all applicable building codes and fire codes and must not adversely affect another strata lot or the common property. All applicable municipal permits, including electrical permit and plumbing must be obtained and copies provided to Strata Corporation.*

8. ¾ RESOLUTIONS – CONT'D

b) Resolution "B" – Cont'd:

ii) Proposed Revision of Bylaw 7.2 – Cont'd:

- (d) *An owner, tenant or occupant must not make any structural alteration, either to the interior or exterior of the building without prior written approval of the council.*
- (e) *An owner, tenant or occupant who makes any alteration to a strata lot without first obtaining approval from council must restore the strata lot to its original condition and any costs, including legal costs, incurred by the Strata Corporation as a result of the failure to restore or remove an alteration will be the responsibility of the owner.*
- (f) *An owner wishing to install hard surface flooring must obtain written permission from council. Written requests must include an outline of what measures will be taken to reduce the transmission of noise between suites as per bylaw 5.4.*

The ¾ Resolution for bylaw 7(2) was **MOVED** and **SECONDED** and the floor was opened for discussion.

An Owner in attendance **MOVED** to amend the length of the construction from 60 days to 90 days. The amendment was **SECONDED** and the floor was opened for discussion. The majority of Owners present noted that 60 days is a rather short time-frame for any renovation to occur due to the fact that trade availability is somewhat limited in this current market. The amendment was put to a vote and it **CARRIED**.

An Owner also made an amendment to Bylaw 7.2(a)(i) to read as following, "*Of this deposit up to a maximum of \$500 worth of staff time will be charged by the Strata Corporation as an administrative charge to the owner and the balance of the \$1,000 deposit will be returned to the Owner when the renovations are complete and as-built plans are provided to the Strata Corporation.*" The amendment was **MOVED** and **SECONDED** and opened for further discussion. Owners discussed the fact that the levy of \$500 might be too expensive. The amendment **CARRIED** (1 opposed, 2 abstentions).

After discussion, it was agreed to vote on the ¾ Resolution for bylaw 7(2) as presented and amended and it **CARRIED** (1 opposed).

8. ¾ RESOLUTIONS – CONT'D

b) Resolution "B" – Cont'd:

iii) Proposed Deletion of Bylaw 7.8:

7.8 *When approval is granted by the council to any owner for modifications to the interior of the strata lot, work must commence within thirty (30) days of approval and be completed within sixty (60) days from the date approval was given.*

The ¾ Resolution to delete bylaw 7.8 was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the ¾ Resolution to delete bylaw 7.8 as presented and it **CARRIED**.

iv) Proposed Revision of Bylaw 30(7):

Current Bylaw 30(7)

30.

(7) *A move-in fee of \$150.00 must be paid by the owner to the strata corporation before a move in can proceed.*

Proposed Bylaw 30(7)

30.

(7) *A move-in fee of \$200.00 must be paid by the owner to the strata corporation before a move in can proceed.*

The ¾ Resolution for bylaw 30(7) was **MOVED** and **SECONDED** and the floor was opened for discussion.

An Owner made a motion to amend the bylaw to read, "*A one time move in fee of \$200 must be paid...*" The amendment was **SECONDED** and **CARRIED**.

After discussion, it was agreed to vote on the ¾ Resolution for bylaw 30(7) as presented and amended and it **CARRIED**.

8. ¾ RESOLUTIONS – CONT'D

b) Resolution "B" – Cont'd:

v) Proposed New Bylaw 30(10)& (11):

30.

(10) *1099 Marinaside Crescent has one elevator. An extra concierge staff member is required to be present for any move. The cost to hire additional concierge staff must be borne by the owner.*

(11) *The Council may also assign an extra concierge (at the Owner's cost) to be present during any move-in.*

The ¾ Resolution for Bylaw 30(10) and (11) was **MOVED** and **SECONDED** and the floor was opened for discussion.

There was a friendly amendment to remove the word "in" from bylaw 30(11).

After discussion, it was agreed to vote on the ¾ Resolution for bylaw 30(10) and (11) as presented and amended and it **CARRIED**

vi) Proposed Revision of Bylaw 33:

Current Bylaw 33

Division 9 – Board Room/Study center/Sports Lounge

33.

The facilities are for the use of the owners, tenants, occupants and visitors. Their use will be governed by provisions in these bylaws and in the rules relating to the use of the common property and common facilities. Smoking and alcoholic beverages are not permitted in any recreation rooms. All children under the age of fourteen (14) must be supervised by a resident.

Proposed Bylaw 33

Division 9 – Board Room/Study center/Sports Lounge

33.

The facilities are for the use of residents and their guests only. Their use will be governed by provisions in these bylaws and in the rules relating to the use of the common property and common facilities. Smoking and

8. ¾ RESOLUTIONS – CONT'D

b) Resolution "B" – Cont'd:

vi) Proposed Revision of Bylaw 33 – Cont'd:

alcoholic beverages are not permitted in any recreation rooms. All children under the age of fourteen (14) must be accompanied by a resident. Smoking and alcoholic beverages are not permitted in the Sports Lounge/Board Room. Any use of any musical instrument (with or without amplifier) must be approved by Council.

The ¾ Resolution for bylaw 33 was **MOVED** and **SECONDED** and the floor was opened for discussion.

An Owner made a motion to amend bylaw 33 as follows:

33.

The facilities are for the use of residents and their guests only. Their use will be governed by provisions in these bylaws and in the rules relating to the use of the common property and common facilities. Smoking is not permitted in any recreation rooms. All children under the age of fourteen (14) must be accompanied by a resident. Alcoholic beverages are not permitted in the Sports Lounge/Board Room unless with written approval from Council. Any use of any musical instrument (with or without amplifier) must be approved by Council.

After discussion, it was agreed to vote on the ¾ Resolution for bylaw 33 as presented and amended and it **CARRIED**.

vii) Proposed Revision of Bylaw 34:

Current Bylaw 34

Division 10 – Booking of the Board Room/Study center

34.

The board room and study center will be available for use by owners, tenants, occupants and visitors on an exclusive basis between the hours of 7:30 a.m. and 11:00 p.m. For private social functions, a deposit of \$200.00 is to be placed at the time of the reservation (owners are not required to put down a deposit). If the room is not cleaned by noon the following day, a cleaning fee will be subtracted from the deposit. Any theft or damage will be assessed to the renter of this room and subtracted from the damage deposit.

If this room is being used for commercial purposes, a user fee of \$10.00 per hour shall be charged, which must be paid to the concierge. Visitors must be accompanied by a resident when using the facility.

8. ¾ RESOLUTIONS – CONT'D

b) Resolution "B" – Cont'd:

vii) Proposed Revision of Bylaw 34 – Cont'd:

Proposed Bylaw 34

Division 10 – Booking of the Study center

34.

The study center rooms are available for the use of residents and their guests only between the hours of 7:30 a.m. and 11:00 p.m. The study center, located beside the 3rd level library, can be used for private meetings and/or a quiet place for studying. If this room is being used for commercial purposes, a user fee of \$10.00 per hour shall be charged, which must be paid to the concierge. Visitors must be accompanied by a resident when using the facility. Smoking and alcoholic beverages are not permitted in the Study Center. Any use of any musical instrument (with or without amplifier) must be approved by Council.

The ¾ Resolution for bylaw 34 was **MOVED** and **SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the ¾ Resolution for bylaw 34 as presented and it **CARRIED**.

viii) Proposed Revision of Bylaw 35:

Current Bylaw 35

Division 11 – Booking of Sports Lounge

35.

The sports lounge may be reserved for exclusive use by owners, tenants, occupants and visitors. Reservations are to be arranged with the concierge. A \$200.00 refundable damage deposit must be paid at the time of booking. If the lounge is not reserved for exclusive use, owners, tenants, occupants and visitors will also have the option of reserving the use of the pool table. Any damages will be the responsibility of the user/owner and subtracted from the damage deposit. If this room is being used for a commercial purpose, a user fee of \$10.00 per hour shall be charged and which must be paid to the concierge. If the room is not cleaned by noon the following day, a cleaning fee will be subtracted from the deposit. Visitors must be accompanied by a resident when using the facility. No alcoholic beverages are permitted in the sports lounge.

8. ¾ RESOLUTIONS – CONT'D

b) Resolution "B" – Cont'd:

viii) Proposed Revision of Bylaw 35 – Cont'd:

Proposed Bylaw 35

Division 11 – Booking of Sports Lounge/Board Room

35.

The sports lounge/boardroom may be reserved for exclusive use by owner-occupiers, tenants, and their guests only. Reservations are to be arranged with the concierge. A \$200.00 refundable damage deposit must be paid, except for owners, at the time of booking. If the lounge is not reserved for exclusive use, owner-occupiers, tenants, and their guests have the option of reserving the use of the pool table. Any damages will be the responsibility of the user/owner and subtracted from the damage deposit. If this room is being used for a commercial purpose, a user fee of \$10.00 per hour shall be charged, which must be paid to the concierge. If the room is not cleaned by noon the following day, a cleaning fee will be subtracted from the deposit. Visitors must be accompanied by a resident when using the facility. Smoking and alcoholic beverages are not permitted in the Sports Lounge/Board Room. Any use of any musical instrument (with or without amplifier) must be approved by Council.

The ¾ Resolution for bylaw 35 was **MOVED** and **SECONDED** and the floor was opened for discussion.

It was **MOVED**, **SECONDED** and **CARRIED** to amend the bylaw to read, "Smoking is not permitted in the Sports Lounge/Board Room. Alcoholic beverages are not permitted in the Sports Lounge/Board unless with written approval from Strata Council."

After discussion, it was agreed to vote on the ¾ Resolution for bylaw 35 as presented and amended and it **CARRIED**.

ix) Proposed Revision of Bylaw 36:

Current Bylaw 36

Division 12 – Fitness Room/Pool/Jacuzzi

36.

Strata Plan LMS 4255 will not be held responsible for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, including lawyer's fees, which may result by reason of use of the

8. ¾ RESOLUTIONS – CONT'D

b) Resolution "B" – Cont'd:

ix) Proposed Revision of Bylaw 36:

recreational facilities by any person. Visitors must be accompanied by a resident when using the facility.

Proposed Bylaw 36

Division 12 – Fitness Room/Pool/Jacuzzi

36.

Strata Plan LMS 4255 will not be held responsible for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, including lawyer's fees, which may result by reason of use of the recreational facilities by any person. Visitors must be accompanied by a resident when using the facility. The fitness room/pool/jacuzzi may only be used by owner-occupiers, tenants, and their guests only. Smoking and alcoholic beverages are not permitted in the Fitness Room/Pool/Jacuzzi.

The ¾ Resolution for bylaw 36 was **MOVED, SECONDED** and the floor was opened for discussion.

After discussion, it was agreed to vote on the ¾ Resolution for bylaw 36 as presented and it **CARRIED**.

9. INSURANCE REPORT

Mr. Sargent reviewed the insurance coverage of the Strata Corporation. Mr. Sargent advised Owners that they should have their own in-suite insurance coverage for their personal possessions as well as improvement or betterment coverage for any upgrades that have been completed to their units. In the event of an insurance claim, the Strata's policy will cover the replacement/repair of the condominium back to its original state. Any Owners who have questions regarding the Strata's insurance policy should contact BFL Stewarts Insurance Services directly.

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 their have proper coverage

Mr. Sargent then answered questions from the General Membership.

9. **INSURANCE REPORT – CONT'D**

It was **MOVED, SECONDED** and **CARRIED** unanimously to approve the insurance report, as presented.

10. **ELECTION OF 2007/2008 STRATA COUNCIL**

As per terms of the Bylaws of the Strata Corporation, Mr. Sargent informed Owners present that Members serving on the end of their two-year term are required to resign at tonight's meeting. The Members are as follows:

Mr. Setty Pendakur
Mr. Larry Ruddell
Ms. Stefanie Schenk

Two additional Owners also volunteered to serve on Council. They are:

Mr. Rick Salvador
Mr. Seyed Kazem

An election took place and the following Owners were elected to the 2007/2008 Strata Council:

Mr. Setty Pendakur
Mr. Larry Ruddell
Ms. Stefanie Schenk
Mr. Richard Salvador

On behalf of the Owners, Mr. Sargent thanked the three (3) Members for their hardwork throughout the year. There was a round of applause for the entire Council. The following Owners are on the second term of their two year term:

Ms. Laura Opsal
Mr. Bryan Wall
Ms. Grace Barrington-Foote

It was **MOVED, SECONDED** and **CARRIED** to elect the above noted Owners to the 2007/2008 Strata Council.

11. **ANY OTHER MATTERS**

a) **Window Cleaning:**

A couple of Owners in attendance noted that the window cleaning was not up to the regular standards. Rancho will follow-up with the window cleaners before the next window cleaning.

11. **ANY OTHER MATTERS – CONT'D**

b) **Storage Lockers:**

An Owner noted that the storage lockers are still not being cleaned enough. Rancho will follow up with building staff.

c) **Baseboards on P1 and P2 Levels 1077 Marinaside:**

An Owner would like the plastic baseboards on the P1 and P1 levels for the 1077 tower to be replaced with more upscale wooden baseboards. Rancho will obtain a quote for the replacement of these baseboards.

d) **Lap Pool Lines:**

An Owner inquired if lines could be painted at the bottom of the pool. Rancho informed the Owner that the pool is not a standard rectangular pool and therefore lines on the bottom of the pool would not make sense.

e) **Change of Venue for AGM:**

Some Owners requested that the next Annual General Meeting be held in the sports lounge on the third floor at 193 Marinaside. Rancho will obtain costs for renting chairs and will advise Council accordingly.

f) **Delivery of Furniture:**

Owners are reminded that delivery of furniture does not require paying another move-in fee. However, Owners must contact the concierge to have pads put up to protect the elevators.

g) **Replacement of Insuite Hoses:**

An Owner inquired as to what Council has decided for the replacement of the insuite washing machine hoses. Council informed the Owner that it would be up to the Owners to replace the various insuite hoses from plastic to metal ones. Rancho will add this item to the winter newsletter.

h) **Pigeons:**

An Owner would like to have the area above the door by the 193 garage gate secured to prevent pigeons from roosting. Rancho will have the Building Supervisor investigate into this matter.

i) **Annual General Meeting Time:**

An Owner would like to have the Annual General Meeting when there are no hockey games scheduled.

j) **Summer Social:**

Owners would like Council to consider a summer social for the upcoming year.

k) **Fire Inspections:**

Council would like to remind all Owners that anyone who missed the fire inspection in October will be charged a fee for re-testing.

11. **ANY OTHER MATTERS – CONT'D**

1) **L2 Garage Gate:**

An Owner noted that the garage gate at L2 has a long delay before it closes. Rancho will have this checked by the Building Supervisor.

12. **NEXT MEETING**

The next meeting is a Strata Council Meeting. It has been scheduled for Tuesday, **February 26th, 2008** at 6:30 p.m. in the third floor board room at 193 Aquarius Mews. (For Council Members only)

13. **TERMINATION**

There being no other items for discussion, it was **MOVED, SECONDED** and **CARRIED** to terminate the Annual General Meeting at 8:30 p.m.

Respectfully Submitted,



Terry Li, Senior Property Manager
Rancho Management Services (B.C.) Ltd.
Agents for Strata Plan LMS4255
701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5
Phone: (604) 684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4267
Email: tli@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.

STRATA CORPORATION LMS4255
"MARINASIDE RESORT RESIDENCES"
193 Aquarius Mews, Vancouver
1077 Marinaside Crescent, Vancouver
1099 Marinaside Crescent, Vancouver

MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF "MARINASIDE RESORT RESIDENCES", STRATA PLAN LMS4255, HELD IN THE BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON TUESDAY, FEBRUARY 26TH, 2008 AT 6:30 P.M.

IN ATTENDANCE:

Setty Pendakur	Bryan Wall
Larry Ruddell	Laura Opsal
Grace Barrington-Foote	Stefanie Schenk
Rick Salvador	

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Strata Agent

REGRETS:

None

GUESTS:

3601 – 193 Aquarius Mews, Mr. David Melloy

1. GUEST PRESENTER

Mr. Melloy attended tonight's meeting to express his concerns pertaining to the penthouse hot tub. Mr. Melloy then left the meeting. Council members noted that the hot tub was approved by the previous Council back in the year 2002. Construction drawings from a structural engineer were obtained prior to approval of installation. It was also noted that the hot tub owner has been charged electricity and water for the hot tub.

2. ELECTION OF COUNCIL OFFICERS

Rancho informed Strata Council that the first order of business after an Annual General Meeting is the election of Council Officers and the appointment of Committee Members. The following Council Members were appointed to the following positions.

- a) **Strata Council Officers:**
Setty Pendakur – President
Bryan Wall – Vice President
Larry Ruddell – Treasurer
Laura Opsal – Secretary

2. **ELECTION OF COUNCIL OFFICERS – CONT'D**

b) **Financial Committee:**

Larry Ruddell - Chairperson
Setty Pendakur
Bryan Wall
Rick Salvador

c) **Common Area Committee (CAC):**

Grace Barrington-Foote – Chairperson
Laura Opsal
Stefanie Schenk

It was **MOVED, SECONDED**, and **CARRIED** to declare the above Members Officers and Committee Members duly elected.

3. **CALL TO ORDER**

The Council Meeting was officially called to order by the Strata Council President, Mr. Setty Pendakur, at 6:40 p.m.

4. **REVIEW OF STRATA COUNCIL MINUTES**

MOVED, SECONDED, and **CARRIED** to approve the November 27th, 2007 Strata Council Meeting minutes as presented. Council Members also reviewed the Annual General Meeting minutes of January 21st, 2008.

5. **FINANCE COMMITTEE REPORT**

The Council Treasurer Mr. Ruddell reviewed the December 2007 and January 2008 financial statements and made the following observations:

- Mr. Ruddell noted that there is a minor operating deficit for the month ending January 31st, 2008. Mr. Ruddell noted that this is usual as the utilities are budgeted on an annual estimate and then divided by 12. The utilities costs are higher in the winter months.
- Mr. Ruddell reviewed the arrears list with Council Members. Mr. Ruddell noted that there are outstanding balances due to the recent increase in strata fees. Mr. Ruddell expects this to be cleared up in March.
- Mr. Ruddell also reviewed the owner charge-back categories with Council Members. Mr. Ruddell noted some progress has been made; however, a more detailed call log will be used to track the number of times calls are made to each of the Owners. Rancho was also reminded to collect interest on overdue chargebacks.

After discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve the Treasurer's report with thanks.

5. **FINANCE COMMITTEE REPORT – CONT'D**

It was also **MOVED, SECONDED, and CARRIED** to approve the December 2007 and January 2008 financial statements.

6. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council:

a) **Landscape Contract:**

It was **MOVED, SECONDED, and CARRIED** to appoint the CAC committee to decide on the upcoming Annual Contract with Para Space. CAC will review the contract in greater detail and forward recommendations to Rancho via email.

b) **Marinaside Walkabout:**

The Common Area Committee has itemized various building issues from the walkabout in January.

Highlights of these issues include:

i) **Non-uniform Appearance of Townhouse Hedges:**

The CAC Committee is currently looking into tinting of the individual glass partitions on the townhouses. This will allow for a more uniform look without the extra expense of purchasing more hedges. The CAC Committee will also consider having Owners remove all the current hedges and thus keep the area uniform. The CAC Committee will report back to Council at the next Strata Council Meeting.

ii) **Speed Bumps:**

The speed bumps have now been installed in the visitor parkade area as well as the area by the exit of the Aquarius Mews Gate. It was decided that the speed bumps would be left black and not painted.

c) **Various Quotes:**

Council reviewed various quotes pertaining to common areas. After discussion it was **MOVED, SECONDED, and CARRIED** to approve these various quotes pertaining to gutter extensions and re-carpeting of the 1077 third floor area. Rancho will consult the Owner pertaining to the gutter extensions.

MOVED, SECONDED, and CARRIED to accept the Common Area Committee report with thanks.

7. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Form I:**

As per the Strata Property Act, any changes to the Strata's Bylaws voted on at an Annual General Meeting must be filed at the Land Titles Office with the completion of a Form I. Council Members proceeded to review the bylaws. After

7. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT
- CONT'D**

a) **Form I - Cont'd:**

discussion it was **MOVED, SECONDED, and CARRIED** to approve the Form I and filing of the bylaws to the Land Titles Office.

b) **Elevator Consultant:**

Rancho advised Council that numerous attempts to have Fujitec improve their performance and maintenance of the elevators have been made and, to date, their service is still unsatisfactory. Rancho also noted that it is impossible to determine if the elevator maintenance company is doing their job without having a third-party review of the elevators from an outside firm. Council discussed this issue and agreed that a consultant is to be retained to make sure Fujitec is performing to the specifications of their contract. After discussion it was **MOVED, SECONDED, and CARRIED** to approve KJA Consultants to review the elevator performance.

c) **Shaw Phone Line:**

Rancho approached Shaw pertaining to the new residential services rates for the common area phone lines for the building. In total a savings of \$60 will be achieved per month for all seven (7) phone lines. After discussion, it was decided not to proceed with Shaw for the phone lines until more savings can be obtained.

d) **Electrical Vault Condensing Units:**

During the last service, Latham's noted that the air conditioning units servicing the electrical vaults were wired incorrectly. To completely re-wire the air conditioning units and replace a valve in these units it would cost approximately \$14,800, as per the quote from Latham's. Rancho approached Westend Controls and Werner Smith Mechanical for a second and third opinion. Werner Smith noted that before the valve needs to be replaced a series of re-wiring could be done at a lower cost to determine if the valve needs to be replaced at all. Council reviewed this in greater detail and after discussion it was **MOVED, SECONDED, and CARRIED** to approve the Werner Smith quote to start the re-wiring of the air conditioning units as soon as possible.

e) **Third-party Gas Provider:**

Council Member Mr. Rick Salvador and Rancho Management presented to Strata Council a spreadsheet and analysis of the third party gas providers. With the deregulation of the third party gas providers it was noted that a third party gas provider might be able to buy gas at a better rate than Terasen. The 18 month performance of Direct Energy and ECNG Energy were reviewed in greater detail. After discussion it was **MOVED, SECONDED, and CARRIED** to proceed with ECNG Energy on a variable rate. Council members thanked Mr. Salvador for his contribution to the reports.

7. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT – CONT'D**

f) **Fire Inspections:**

Rancho presented the GE report on the recent fire inspections. It was noted forty-eight (48) units have not been tested. As such, Council instructed Rancho to send letters to the forty-eight (48) Owners to inform them that GE will be back on site within the next month or so and have their units inspected. Costs to have these inspected will be divided amongst the forty-eight (48) units. Failure to have this inspected by GE will lead to a mandatory inspection which will be done on an individual basis for the Owners and charged back directly to the Owners. This is done for fire and safety reasons and as per the newly passed bylaw last year.

g) **Property Managers Report:**

MOVED, SECONDED, and CARRIED to approve the Property Managers report for month of February.

8. **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 tli@ranchogroup.com.

Strata Council gave instructions to Rancho as to how the correspondence should be answered.

Note: An owner has filed an arbitration notice to the Strata Corporation. The Strata Corporation has been advised by its legal council to counter-file and respond to the arbitration.

9. **NEW BUSINESS**

a) **L2 Garage Gate:**

Rancho informed Strata Council that the L2 garage gate has been checked and the timing for the gate to close is set at its minimum.

b) **Auditors Audit:**

The Treasurer noted that the auditors have started their audit and as soon as it is ready it will be presented to the Council.

10. **NEXT MEETING**

The next Meeting of the Strata Council has been scheduled for **Tuesday, March 25th, 2008** at 6:30 p.m. in the third level boardroom at 193 Aquarius Mews, Vancouver, B.C. (for Strata Council Members only).

11. **TERMINATION**

MOVED, SECONDED and CARRIED to terminate the Meeting at 9:15 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS3912
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**
Direct Line: (604) 331-4267
Email: tli@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 should contact Rancho 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.

STRATA CORPORATION LMS4255
“MARINASIDE RESORT RESIDENCES”
193 Aquarius Mews, Vancouver
1077 Marinaside Crescent, Vancouver
1099 Marinaside Crescent, Vancouver

MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF “MARINASIDE RESORT RESIDENCES”, STRATA PLAN LMS4255, HELD IN THE BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON TUESDAY, MARCH 25TH, 2008 AT 6:30 P.M.

IN ATTENDANCE:

Setty Pendakur	Bryan Wall
Larry Ruddell	Laura Opsal
Grace Barrington-Foote	Stefanie Schenk
Rick Salvador	

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Strata Agent

REGRETS:

None

GUESTS:

None

1. **CALL TO ORDER**

There being a quorum present, the Council Meeting was officially called to order by the Strata Council President, Mr. Setty Pendakur, at 6:40 p.m.

2. **REVIEW OF STRATA COUNCIL MINUTES**

MOVED, SECONDED, and CARRIED to approve the February 26th, 2008 Strata Council Meeting minutes as presented.

3. **FINANCE COMMITTEE REPORT**

The Council Treasurer Mr. Ruddell reviewed the February 2008 financial statements and made the following observations:

- Mr. Ruddell noted that there was a final payment made to the contractors for the fireplace vent installations, an item approved at the 2006 Annual General Meeting. The total cost was less than the amount received from affected owners and the amount contributed by the Strata, amounting to about \$16 per contributor. After discussion, it was **MOVED, SECONDED and CARRIED** to carry this item forward to the upcoming 2009 Annual General Meeting for Owners to decide whether the excess is to be refunded to the Owners who were assessed for

3. **FINANCE COMMITTEE REPORT – CONT'D**

the fireplace vent replacement or have the amount transferred to the contingency account.

- Mr. Ruddell noted that the Owner chargeback category continues to be high. Rancho is working to collect the chargebacks as well as the interest charges.
- Mr. Ruddell noted that there is a deficit year-to-date. The deficit is a result of the utility costs and staffing costs. The utility costs should decrease over the coming warmer months.

a) **Arrears List:**

Strata Council members thanked Rancho in obtaining a near perfect arrears list. Currently, there are only a few Owners in arrears out of 362 units.

After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the Treasurer's report with gratitude.

It was also **MOVED**, **SECONDED**, and **CARRIED** to approve the February 2008 financial statements.

4. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council:

a) **Marinaside Walkabout:**

The Common Area Committee has itemized various building issues from the walkabout in March.

Highlights of these issues include:

i) **Non-uniform Appearance of Townhouse Hedges:**

Rancho has obtained samples of tinted glass for the CAC to consider. Samples will be provided to the Chairperson.

ii) **Various Quotes:**

The CAC noted that the carpet for the 1077 3rd floor area has been ordered and will be installed as soon as it arrives. The CAC also noted that Rancho has been in discussion with the Owner of one of the townhouse residences for the installation of a down pipe for gutter extension.

iii) **Pool Ceiling:**

The paint on the pool ceiling is currently peeling due to humidity levels. Rancho has contacted West End Controls to look into this issue and for recommendations.

4. **COMMON AREA COMMITTEE (CAC) – CONT'D**

iv) **Salt Water System for the Pool:**

The CAC inquired as to what could be done to change the level of chlorine in the pool and improve the quality of water for residents. Rancho informed the CAC that salt water equipment could be installed which will minimize the use of chlorine and create a better environment for swimmers. This system has been installed in other Rancho managed buildings and has received positive results. Rancho will forward a quotation to the CAC for further consideration and presentation to Council at the next meeting.

MOVED, SECONDED, and CARRIED to accept the Common Area Committee report with thanks.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Window Cleaning:**

Rancho presented to Strata Council three quotes for the window cleaning for the complex. A few minor complaints were received pertaining to the long time window cleaners, A-Space after the last window clean. After reviewing the quotations, it was **MOVED, SECONDED and CARRIED** to proceed with A-Space again, with on-site follow-up by Rancho.

b) **Property Managers Report:**

Highlights of the Property Manager's report include:

a) **Missed fire tests:**

For all the units who missed their annual fire inspection, GE has been contacted to schedule a date to enter these suites. Please note that the costs of having this done will be billed back to those affected units.

b) **Third Party Gas Provider:**

Rancho informed Strata Council that a contract has been entered into with ECNG Energy for the gas supply. The company is waiting for the installation of a monitored phone line. Rancho will ensure that this is done by the next few weeks.

MOVED, SECONDED, and CARRIED to approve the Property Managers report for month of March.

6. **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 tli@ranchogroup.com.

6. **CORRESPONDENCE – CONT'D**

Strata Council gave instructions to Rancho as to how the correspondence should be answered.

7. **NEW BUSINESS**

a) **Hot Tub:**

Further to the last Council meeting, the City of Vancouver and the Owner of the hot tub in one of the penthouse suites have worked to obtain a permit for the hot tub. Minor issues were noted for the placement of the hot tub and the permit was issued shortly after the Council meeting.

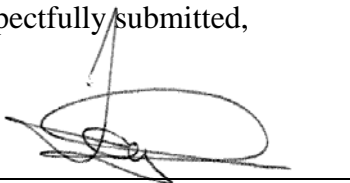
8. **NEXT MEETING**

The next Meeting of the Strata Council has been scheduled for **Tuesday, April 22nd, 2008** at 6:30 p.m. in the third level boardroom at 193 Aquarius Mews, Vancouver, B.C. (for Strata Council Members only).

9. **TERMINATION**

MOVED, SECONDED and CARRIED to terminate the Meeting at 8:40 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS4255
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)
Direct Line: (604) 331-4267
Email: tli@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.

STRATA CORPORATION LMS4255
“MARINASIDE RESORT RESIDENCES”
193 Aquarius Mews, Vancouver
1077 Marinaside Crescent, Vancouver
1099 Marinaside Crescent, Vancouver

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
“MARINASIDE RESORT RESIDENCES”, STRATA PLAN LMS4255, HELD IN THE
BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON
TUESDAY, APRIL 22ND, 2008 AT 6:30 P.M.**

IN ATTENDANCE:

Setty Pendakur, President
Larry Ruddell, Treasurer
Rick Salvador

Bryan Wall, Vice President
Grace Barrington-Foote

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Strata Agent

REGRETS:

Laura Opsal, Secretary

Stefanie Schenk

GUESTS:

None

1. **CALL TO ORDER**

There being a quorum present, the Council Meeting was officially called to order by the Strata Council President, Mr. Setty Pendakur, at 6:35 p.m.

2. **REVIEW OF STRATA COUNCIL MINUTES**

MOVED, SECONDED, and CARRIED to approve the March 25th, 2008 Strata Council Meeting minutes as presented.

3. **FINANCE COMMITTEE REPORT**

The Council Treasurer Mr. Ruddell reviewed the March 2008 financial statements and made the following observations:

- The lights and ballasts category continues to be high. Rancho informed Mr. Ruddell that BC Hydro will be contacted to investigate into possible Power Smart options.
- The issue of Owner chargebacks should be included in the upcoming spring newsletter. Mr. Ruddell noted that Rancho continues to work on collecting these chargebacks as well as interest charges.

3. **FINANCE COMMITTEE REPORT – CONT'D**

a) **Arrears List:**

Strata Council members noted that only two Owners are in substantial arrears. Both unit Owners have been issued lien warnings and will have liens placed on their units if they do not pay up their arrears.

After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the Treasurer's report with gratitude.

It was also **MOVED**, **SECONDED**, and **CARRIED** to approve the March 2008 financial statements.

4. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council:

a) **Marinaside Walkabout:**

The Common Area Committee has itemized various building issues from the walkabout in March.

Highlights of these issues include:

i) **Non-uniform Appearance of Townhouse Hedges:**

The CAC is in the process of reviewing samples and quotes for tinted glass for the townhouse glass dividers. As soon as this issue is finalized it will be forwarded to Council for further consideration.

ii) **Elevators:**

The CAC noted that the performance of the elevators has been lacking of late. The elevator consultants have been onsite and Rancho is waiting for the report.

iii) **Library Books:**

The CAC noted that the library books in the third floor library, 193 tower, needs to be organized. Rancho will have the staff remove unwanted and old books.

iv) **Elevator Tiles:**

The CAC will be working on quotations for the elevator tiles. Rancho will also obtain an additional quote and forward it to the CAC.

v) **Salt Water System for the Pool:**

A quotation from Imperial Paddock was received for the addition of a salt water system instead of using chlorine. This system will be beneficial to users of the pool as it will prevent allergic reactions and will also reduce chemical costs. The cost to install the system for both the whirlpool and the pool is approximately

4. **COMMON AREA COMMITTEE (CAC) – CONT'D**

a) **Marinaside Walkabout – Cont'd:**

v) **Salt Water System for the Pool – Cont'd:**

\$7,500. After discussion, it was **MOVED, SECONDED** and **CARRIED** to put this item up for discussion at the Annual General Meeting.

vi) **Pool Ceiling:**

The pool ceiling continues to provide problems due to airflow. West End Controls noted that this is a DDC issue and the DDC system may need to be repaired for the pool area. Rancho will present a quote to Council and the CAC after it is received from West End Controls.

MOVED, SECONDED, and CARRIED to accept the Common Area Committee report with thanks.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Hot Tub Permit:**

Rancho informed Council that the hot tub in one of the penthouses have received the required permits.

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

Highlights of the Property Manager's report include:

i) **Missed Fire Tests:**

General Electric has been contacted on numerous occasions to attend to the building for the missed suites. The suites that were missed will be notified in writing prior to General Electric attending the site.

ii) **Third Party Gas Provider:**

Rancho informed Strata Council that the installation of the monitored phone lines has a slight complication. The location of the gas meters and the meter room are too far apart and a conduit has to be installed through the concrete slab. Rancho will facilitate the installation of this phone line as soon as possible.

MOVED, SECONDED, and CARRIED to approve the Property Manager's report for month of March.

6. **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 tli@ranchogroup.com.

6. **CORRESPONDENCE – CONT'D**

Strata Council gave instructions to Rancho as to how the correspondence should be answered.

7. **NEW BUSINESS**

a) **Power Washing:**

Council instructed Rancho to double check the job done by the power washing company prior to payment. Rancho informed Council that the job was done well and only a few residents complained as they did not move their vehicle during the power wash.

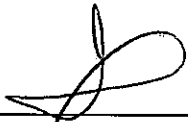
8. **NEXT MEETING**

The next Meeting of the Strata Council has been scheduled for **Tuesday, May 27th, 2008** at 6:30 p.m. in the third level boardroom at 193 Aquarius Mews, Vancouver, B.C. (for Strata Council Members only).

9. **TERMINATION**

MOVED, SECONDED and CARRIED to terminate the Meeting at 8:05 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS4255
Phone: (604) 684-4508 (24-HR. EMERGENCY SERVICES)
Direct Line: (604) 331-4267
Email: tli@ranchogroup.com

INSURANCE

Strata Corporation wishes to remind all residents that while the building and strata lot are adequately insured, owners should ensure that they have current insurance coverage in place for their personal contents (in your suite, storage room and parking garage), for any changes which have been made to your unit and personal liability coverage for the tenant or unit owner. For more information, please contact your insurance agent as to personal coverage required.

**STRATA CORPORATION LMS4255
“MARINASIDE RESORT RESIDENCES”
193 Aquarius Mews, Vancouver
1077 Marinaside Crescent, Vancouver
1099 Marinaside Crescent, Vancouver**

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
“MARINASIDE RESORT RESIDENCES”, STRATA PLAN LMS4255, HELD IN THE
BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON
TUESDAY, MAY 27TH, 2008 AT 6:30 P.M.**

IN ATTENDANCE:

Setty Pendakur, President	Larry Ruddell, Treasurer
Laura Opsal, Secretary	Stefanie Schenk
Grace Barrington-Foote	Rick Salvador

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Strata Agent

REGRETS:

Bryan Wall, Vice President

GUESTS:

None

1. **CALL TO ORDER**

There being a quorum present, the Council Meeting was officially called to order by the Strata Council President, Mr. Setty Pendakur, at 6:35 p.m.

2. **REVIEW OF STRATA COUNCIL MINUTES**

MOVED, SECONDED, and CARRIED to approve the April 22nd, 2008 Strata Council Meeting minutes as presented.

3. **FINANCE COMMITTEE REPORT**

The Council Treasurer, Mr. Ruddell, reviewed the April 2008 financial statements and instructed Rancho to provide a breakdown of the contingency fund expenditure to date.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Treasurer's report with gratitude.

It was also **MOVED, SECONDED, and CARRIED** to approve the April 2008 financial statements.

4. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council:

a) **Marinaside Walkabout:**

The Common Area Committee has itemized various building issues from the walkabout in April.

Highlights of these issues include:

i) **Elevators:**

The CAC has decided on a tile sample for the elevators. Quotations will now be obtained based on this tile sample.

ii) **Additional Topsoil:**

Para Space provided a quote for the addition of topsoil throughout various areas of the complex. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve an expenditure of no greater than \$1,000 to obtain extra topsoil for the building. The staff will use wheelbarrows and place them in various areas as needed.

iii) **Painting Projects:**

The CAC noted that various painting projects should start with the summer months approaching. Rancho will conduct a walkabout and itemize the areas in need of painting and coordinate the work with the building staff.

iv) **Pool Ceiling:**

Reliable Controls provided a quotation to address the DDC problems in the pool area. It was noted that the DDC system is failing and a new DDC system will be needed to better control the humidity and pool temperature. The new DDC system will prevent condensation on the ceiling. Rancho will obtain at least one more quote.

MOVED, SECONDED, and CARRIED to accept the Common Area Committee report with thanks.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Elevator Report:**

Rancho obtained the elevator report from KJA Consultants. Various deficiencies were noted and the report has subsequently been forwarded to Fujitec for a response and action. Rancho was instructed to follow up with Fujitec pertaining to the time frame as to when these deficiencies will be addressed.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT
– CONT'D**

b) **Hydro Flushing “N” Tower:**

A minor soap suds problem in the “N” tower outlined the possible need to hydro flush the main drain lines. After discussion, it was **MOVED**, **SECONDED** and **CARRIED** to approve of the hydro flush quote pending on an additional quote to be obtained from Werner Smith Mechanical. Council will review the quote at the June meeting. The emergency expenditure will be charged to the contingency fund.

c) **Electrical Room Duct Extension:**

Werner Smith Mechanical recommended to Rancho that the electrical room is in need of better air flow to improve cooling of the electrical equipment. To create better airflow, extra ducts are needed to extend into the further reaches of the room. Houle Electric will be onsite within the next few months to conduct a power shutdown for the entire building. Once Houle Electric has reviewed the situation again, Rancho will obtain a quote from Werner Smith for the duct extension. The expenditure will be charged to the contingency fund.

d) **Property Manager’s Report:**

Highlights of the Property Manager’s report include:

i) **Fire Inspection:**

The second round of the fire inspections led to access of all but 19 units. Various deficiencies inside units have now been addressed. These 19 units will be contacted one last time informing them that a locksmith will be on standby on that final day for the inspections. If no access is given, a locksmith will be entering the suite along with concierge staff and the fire inspection team to have the fire equipment inspected and all charges will be subsequently levied against the strata lot Owner.

MOVED, **SECONDED**, and **CARRIED** to approve the Property Manager’s report for month of April.

6. **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 tli@ranchogroup.com.

Strata Council gave instructions to Rancho as to how the correspondence should be answered.

7. **NEW BUSINESS**

a) **Rule for Gym Area:**

Council members received a couple of complaints pertaining to residents with personal trainers and the monopolization of space. After discussion, it was **MOVED, SECONDED** and **CARRIED** to implement a new rule as follows:

“Each resident will only be allowed to be trained by one personal trainer at any one given time and trainers are not allowed to train more than one person at a time.”

8. **NEXT MEETING**

The next Meeting of the Strata Council has been scheduled for **Tuesday, June 24th, 2008** at 6:30 p.m. in the third level boardroom at 193 Aquarius Mews, Vancouver, B.C. (for Strata Council Members only).

9. **TERMINATION**

MOVED, SECONDED and **CARRIED** to terminate the Meeting at 8:30 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS4255
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)
Direct Line: (604) 331-4267
Email: tli@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, or by calling us at: (604) 684-4508.

STRATA CORPORATION LMS4255
"MARINASIDE RESORT RESIDENCES"
193 Aquarius Mews, Vancouver
1077 Marinaside Crescent, Vancouver
1099 Marinaside Crescent, Vancouver

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
"MARINASIDE RESORT RESIDENCES", STRATA PLAN LMS4255, HELD IN THE
BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON
TUESDAY, JUNE 24TH, 2008 AT 6:30 P.M.**

IN ATTENDANCE:

Bryan Wall, Vice President
Grace Barrington-Foote

Larry Ruddell, Treasurer
Stefanie Schenk

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager

REGRETS:

Setty Pendakur, President

Laura Opsal, Secretary

Rick Salvador

Terry Li, Strata Agent (on holidays)

GUESTS:

None

1. CALL TO ORDER

There being a quorum present, the Council Meeting was officially called to order by the Strata Council Vice President, Mr. Bryan Wall, at 6:43 p.m.

2. REVIEW OF STRATA COUNCIL MINUTES

MOVED, SECONDED, and CARRIED to approve the May 27th, 2008 Strata Council Meeting minutes as presented.

3. FINANCE COMMITTEE REPORT

The Council Treasurer, Mr. Ruddell, reviewed the May 2008 financial statements.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Treasurer's report with gratitude.

It was also **MOVED, SECONDED, and CARRIED** to approve the May 2008 financial statements.

4. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council:

a) **Marinaside Walkabout:**

The Common Area Committee has itemized various building issues from the walkabout in May.

Highlights of these issues include:

i) **Elevators:**

The CAC presented two quotations in regards to the quotations of tile for the elevators. After discussion, it was agreed that Rancho should contact the elevator consultant in regards to any recommended products for the re-tiling of the elevators. In particular, Council was interested in whether or not there is a product that will stand up better in a moving elevator. Rancho will obtain this information and it will be re-presented at the next Strata Council Meeting.

ii) **Bollards on Boathouse Mews:**

Rancho advised that the City has indicated that the gap in the bollards is for handicapped access and therefore a chain cannot be installed. The City did note, however, that it would be permissible for the Strata to install a bollard on the Strata property which would prohibit vehicles from entering through this area. After discussion, Strata Council thought that a planter might look better and Rancho was instructed to obtain a quotation and present it to the CAC.

iii) **Hydro Flushing:**

Rancho advised that Werner Smith had declined to quote but that Pacific West had presented a quotation. After discussion, it was agreed to proceed with the hydro flushing with Latham's as per the quote presented at last month's meeting.

iv) **Baseboard Quotation:**

The CAC presented a quotation in regards to the installation of new baseboards in the elevator parkade lobbies. After discussion, it was agreed to defer this expenditure.

v) **Film:**

The CAC presented a quotation with regards to the installation of film on the townhouse unit's balcony glass. The cost of this work was approximately \$5,000 and also may require the hedge to be pruned to allow the product to be installed to the glass area. Rancho confirmed that a letter had been sent to the townhouse residents to see if there are any objections and at least one call has been received requesting more information. After discussion, the Strata Council decided to TABLE this issue until the next meeting so as to ensure that the residents have an

4. **COMMON AREA COMMITTEE (CAC) – CONT'D**

a) **Marinaside Walkabout – Cont'd:**

v) **Film – Cont'd:**

opportunity to express any objections prior to Council considering whether or not to proceed with the work.

MOVED, SECONDED, and CARRIED to accept the Common Area Committee report with thanks.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

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

Council members reviewed the Property Manager's report. After discussion it was **MOVED, SECONDED, and CARRIED** to approve the Property Manager's report for month of May.

6. **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 tli@ranchogroup.com.

Strata Council gave instructions to Rancho as to how the correspondence should be answered.

7. **NEW BUSINESS**

a) **Totem Pole on Balcony:**

A letter was received from an Owner asking for permission to install a totem pole on their balcony. It was noted that there is currently a whale on a balcony in this area. Rancho reminded Strata Council that this whale was approved by Strata Council prior to its installation and that approval was given provided that no complaints were received.

Strata Council discussed the issue of the totem pole and whale and it was **MOVED, SECONDED** and **CARRIED** to deny the request for the totem pole and to instruct the owner with the whale that it needs to be removed as a complaint has been received about both and to preserve the uniform appearance of the Strata Corporation.

8. **NEXT MEETING**

The next Meeting of the Strata Council has been scheduled for **Tuesday, July 22nd, 2008** at 6:30 p.m. in the third level boardroom at 193 Aquarius Mews, Vancouver, B.C. (for Strata Council Members only).

9. **TERMINATION**

MOVED, SECONDED and CARRIED to terminate the Meeting at 8:10 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS4255
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)
Direct Line: (604) 331-4267
Email: tli@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 Marinaside is LMS4255, and the password is marinaside5061. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.

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**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
“MARINASIDE RESORT RESIDENCES”, STRATA PLAN LMS4255, HELD IN THE
BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON
TUESDAY, JULY 22ND, 2008 AT 6:30 P.M.**

IN ATTENDANCE:

Bryan Wall, Vice President
Grace Barrington-Foote
Rick Salvador

Larry Ruddell, Treasurer
Stefanie Schenk

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Strata Agent

REGRETS:

Setty Pendakur, President

Laura Opsal, Secretary

GUESTS:

None

1. **CALL TO ORDER**

There being a quorum present, the Council Meeting was officially called to order by the Strata Council Vice President, Mr. Bryan Wall, at 6:35 p.m.

2. **REVIEW OF STRATA COUNCIL MINUTES**

MOVED, SECONDED, and CARRIED to approve the June 24th, 2008 Strata Council Meeting minutes as presented.

3. **FINANCE COMMITTEE REPORT**

The Council Treasurer, Mr. Ruddell, reviewed the June 2008 financial statements and posed various questions which Rancho answered in due course.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Treasurer's report with thanks and gratitude.

It was also **MOVED, SECONDED, and CARRIED** to approve the June 2008 financial statements.

4. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council:

a) **Marinaside Walkabout:**

The Common Area Committee has itemized various building issues from the walkabout in June.

Highlights of these issues include:

i) **Elevators:**

Rancho approached the elevator consultant pertaining to a surface material which will wear better than tile for installation inside the elevator cabs. The elevator consultants noted that the best product to use is still tile. After discussion, the Council instructed the CAC to obtain one more quote and proceed with the most reasonable quote. It was **MOVED, SECONDED** and **CARRIED** to authorize the CAC to have the elevator tiles completed at a cost of no more than \$6,800.

ii) **Bollards on Boathouse Mews:**

Para Space provided a quotation for concrete planters to block vehicle access on Boathouse Mews. As the quote seems unreasonably high, Strata Council **MOVED, SECONDED** and **CARRIED** to authorize the CAC to proceed with the purchase of two planters at a cost of no more than \$1,500.

iii) **Hydro Flushing:**

Rancho advised that Latham's has been contacted and is currently scheduling a date for hydro-flushing in the "N" tower. Units impacted will be notified in advance.

iv) **Film:**

The CAC received a few comments pertaining to the installation of the film on the townhouse unit's balcony glass. After discussion, it was **MOVED, SECONDED** and **CARRIED** to defer this issue. It was noted that Owners should continue to keep their balcony areas clean. Council may review this issue again at a later date.

MOVED, SECONDED, and CARRIED to accept the Common Area Committee report with thanks.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

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

Council members reviewed the Property Manager's report. After discussion it was **MOVED, SECONDED, and CARRIED** to approve the Property Manager's report for month of June.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT – CONT'D**

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

Highlights of the report included missed inspections. The few remaining units that missed last year's annual fire inspection and re-inspection will be fined as per the bylaws.

b) **Totem Pole and Whale on Balcony:**

The Owners of the totem pole have not responded to Council in writing. The Strata Agent was instructed to contact the Owners pertaining to the removal of these two items.

6. **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 tli@ranchogroup.com.

Strata Council gave instructions to Rancho as to how the correspondence should be answered.

7. **NEW BUSINESS**

a) **False Creek Ferry Tickets:**

Rancho was instructed to inquire if False Creek Ferries will provide a discount for the residents of Marinaside if their tickets were to be sold in the building.

b) **Urban Fare:**

A Council member noted that the manager of Urban Fare should be contacted to see if any business arrangements could be made between Marinaside and the Urban Fare.

8. **NEXT MEETING**

The next Meeting of the Strata Council has been scheduled for **Tuesday, September 23rd, 2008** at 6:30 p.m. in the third level boardroom at 193 Aquarius Mews, Vancouver, B.C. (for Strata Council Members only). The Finance Committee will have their first Finance Committee Meeting on Tuesday, July 29th, 2008 at 11:00 a.m.

9. **TERMINATION**

MOVED, SECONDED and CARRIED to terminate the Meeting at 7:50 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS4255
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**
Direct Line: (604) 331-4267
Email: tli@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.

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**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
“MARINASIDE RESORT RESIDENCES”, STRATA PLAN LMS4255, HELD IN THE
BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON
TUESDAY, SEPTEMBER 23RD, 2008 AT 6:30 P.M.**

IN ATTENDANCE:

Setty Pendakur, President
Bryan Wall, Vice President
Grace Barrington-Foote
Rick Salvador

Laura Opsal, Secretary
Larry Ruddell, Treasurer
Stefanie Schenk

Revised

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Strata Agent

REGRETS:

None

GUESTS:

None

1. **CALL TO ORDER**

There being a quorum present, the Council Meeting was officially called to order by the Strata Council President, Mr. Setty Pendakur, at 6:30 p.m.

2. **REVIEW OF STRATA COUNCIL MINUTES**

MOVED, SECONDED, and **CARRIED** to approve the July 22nd, 2008 Strata Council Meeting minutes as presented.

3. **FINANCE COMMITTEE REPORT**

The Council Treasurer, Mr. Ruddell, reviewed the July and August 2008 financial statements and posed various questions which Rancho answered in due course.

It was also **MOVED, SECONDED**, and **CARRIED** to approve the July and August 2008 financial statements.

a) **Audited Statements:**

The Treasurer noted that the finalized audited statements from the auditor have now been received. Any Owners who wish to review a copy should contact the Strata Agent directly at tli@ranchogroup.com.

3. **FINANCE COMMITTEE REPORT – CONT'D**

b) **Owners Chargeback:**

More instructions were given to the Strata Agent to follow up with Owners with various chargebacks. Although good progress has been made, there continue to be a number of chargebacks outstanding, together with related interest.

c) **Finance Committee Meeting Update:**

The Finance Committee met on Tuesday, July 29th, 2008. The Committee reviewed the forecast for the remainder of the year. As well, a very preliminary budget for 2008/9 was reviewed, which indicates possible inflationary increases for the following year. As well, the preliminary 2009 building envelope maintenance items was reviewed. As well, a two-year firm contract for the supply of natural gas was signed. The cost of natural gas is assured for the next two-year period.

After discussion, it was **MOVED**, **SECONDED** and **CARRIED** to accept the Treasurer's report with thanks.

4. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council:

a) **Marinaside Walkabout:**

The Common Area Committee has itemized various building issues from the walkabout in July.

Highlights of these issues include:

i) **Elevators:**

The installation of the tiles in the elevator cabs has commenced and is expected to be completed by September.

ii) **Bollards on Boathouse Mews:**

Signs have been posted on the Boathouse Mews bollards and the CAC is obtaining two planters for this area to discourage vehicles from entering the Mews.

iii) **Hydro Flushing:**

Rancho advised that Latham's has completed the hydro flushing in the 1099 Marinaside Tower.

iv) **Baseboards:**

Another quotation was received for the baseboard replacement in the elevator lobby. Both the new quotation and the quotation from Key Restoration will be presented to Council at the next meeting.

4. **COMMON AREA COMMITTEE (CAC) – CONT'D**

a) **Marinaside Walkabout – Cont'd:**

v) **Various Landscaping Improvements – Cont'd:**

The CAC in conjunction with Para Space noted a few areas which require additional improvements. Council directed the CAC to report back at the next meeting with their recommendations.

MOVED, SECONDED, and CARRIED to accept the Common Area Committee report with thanks.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Insurance:**

Rancho presented to Strata Council two quotations for the renewal of the insurance policy. Although there have been no claims this past year, the water deductible remains at \$50,000. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve of the insurance quotation from BFL subject to any lower quotation provided by a reputable company before October, 1st, 2008. The insurance premium will increase due to the market conditions as well as an increase in the replacement costs of the buildings and infrastructure.

b) **Costco:**

Rancho approached Costco for any promotional offers. Costco responded with an offer for the Strata Corporation. The Strata Agent was instructed to get more details from Costco before presenting to Strata Council.

c) **Strata Agent's Report:**

Highlights of the Property Manager's report include the following:

i) **Fujitec:**

A meeting with Fujitec's Regional Managers resulted in a promise of Fujitec to do a more thorough job with their preventative maintenance. They also apologized for their lack of service of late and have appointed more staff to ensure better service. Rancho will continue to monitor the service of Fujitec.

ii) **Lighting Retrofit Project:**

The lighting retrofit where old ballasts and old lighting fixtures are removed in the parkade is progressing. Once all the ballasts and lights are changed, it is expected that there will be savings in usage, as well as the participation by Power Smart in covering some of the replacement costs.

iii) **Control for Pool Area:**

The controls for the pool area are almost complete. Fraser Valley controls will complete installation the week of September 22nd, 2008.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT – CONT'D**

c) **Strata Agent's Report – Cont'd:**

iii) **Control for Pool Area:**

After discussion, it was **MOVED, SECONDED** and **CARRIED** to accept the Strata Agents' report for the months of July and August.

6. **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 tli@ranchogroup.com.

Strata Council gave instructions to Rancho as to how the correspondence should be answered.

7. **NEW BUSINESS**

a) **Bike Patrol:**

The Strata Agent will discuss the services provided by the bike patrol with the security company to ensure the services are being provided – there has been a question as to the frequency of the patrols.

8. **NEXT MEETING**

The next Meeting of the Strata Council has been scheduled for **Tuesday, October 28th, 2008** at 6:30 p.m. in the third level boardroom at 193 Aquarius Mews, Vancouver, B.C. (for Strata Council Members only).

9. **TERMINATION**

MOVED, SECONDED and **CARRIED** to terminate the Meeting at 8:40 p.m.

Respectfully submitted,



Terry Li, Strata Agent

Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS4255
Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**
Direct Line: (604) 331-4267
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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 as per bylaw 40(11):

“It is the responsibility of owners to have their vacant suites checked a minimum of once every 7 days, to ensure there is no damage of any kind, including water that may occur when their unit is vacant. In the event of a problem with their unit, owners must be able to demonstrate that their unit has been inspected a minimum of once every 7 days, otherwise the Strata will hold the owner 100% responsible for any damage caused to their unit and other affected units.”

Please check with your individual homeowner's insurance carrier as to how long your unit can remain vacant and how often it must be checked, in order that your insurance is not invalidated. This is especially important in relation to water damage.

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1099 Marinaside Crescent, Vancouver**

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
“MARINASIDE RESORT RESIDENCES”, STRATA PLAN LMS4255, HELD IN THE
BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON
TUESDAY, OCTOBER 28TH, 2008 AT 6:30 P.M.**

IN ATTENDANCE:

Setty Pendakur, President
Rick Salvador

Grace Barrington-Foote
Stefanie Schenk

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Strata Agent

REGRETS:

Larry Ruddell, Treasurer
Bryan Wall, Vice President

Laura Opsal, Secretary

GUESTS:

None

1. **CALL TO ORDER**

There being a quorum present, the Council Meeting was officially called to order by the Strata Council President, Mr. Setty Pendakur, at 6:30 p.m.

2. **REVIEW OF STRATA COUNCIL MINUTES**

A few minor amendments were made to the minutes as per below:

Page 1 under 3(a) on the second line “*obtain*” should be “*review*”.

Page 2, at the end of section 3, “*Committee*” should be “*Treasurer*”.

It was then **MOVED, SECONDED, and CARRIED** to approve the September 23rd, 2008 Strata Council Meeting minutes as presented and amended.

3. **FINANCE COMMITTEE REPORT**

Mr. Setty Pendakur on behalf of the Council Treasurer, Mr. Ruddell, reviewed the September 2008 financial statements and asked written questions the Treasurer had given to him on the report. Rancho answered the questions and provided a summary to the Council Members present.

3. **FINANCE COMMITTEE REPORT – CONT'D**

It was **MOVED, SECONDED** and **CARRIED** to approve the September financial statements.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to accept the Finance Committee report with thanks.

4. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council Members present:

a) **Marinaside Walkabout:**

The Common Area Committee has itemized various building issues from the walkabout in September.

Highlights of these issues include:

i) **Elevators:**

New tiles have been installed in the elevators.

ii) **Lighting Retrofit Project:**

The CAC noted that the lighting retrofit project is almost complete. However, Phillips Lighting had under estimated the actual number of ballasts needed. Therefore, more ballasts were ordered and Rancho was instructed to go back to Hydro and Phillips Lighting for an updated report.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Costco:**

Rancho obtained more information from Costco pertaining to their promotional offers. The Strata Agent was instructed to forward the proposal to the rest of Council for consideration via email after the meeting.

b) **Strata Agent's Report:**

Highlights of the Strata Agent's report include the following:

i) **Fujitec:**

Fujitec's Regional Manager had submitted a concrete date of November 22nd, 2008 when all the maintenance issues with the elevators will be resolved. After this date, elevator consultant KJA will be called back to verify all the issues. Since Rancho's meeting with Fujitec's representatives, the issues are being addressed and overall, the elevators are performing some what better.

ii) **Control for Pool Area:**

The controls for the pool area have been installed. The Strata Agent was instructed to obtain some more data from Fraser Valley Controls.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT
– CONT'D**

b) **Strata Agent's Report – Cont'd:**

iii) **Bike Patrol:**

The Strata Agent approached the bike patrol service and noted that everything is operating as per normal. They have had recent staff turnovers; however, there are no issues.

6. **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 tli@ranchogroup.com.

Strata Council gave instructions to Rancho as to how the correspondence should be answered.

7. **NEW BUSINESS**

None.

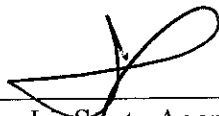
8. **NEXT MEETING**

The next Meeting of the Strata Council is scheduled for **Tuesday, November 25th, 2008** at 6:30 p.m. in the third level boardroom at 193 Aquarius Mews, Vancouver, B.C. (for Strata Council Members only).

9. **TERMINATION**

MOVED, SECONDED and CARRIED to terminate the Meeting at 7:30 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
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Phone: (604) 684-4508 **(24-HR. EMERGENCY SERVICES)**
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Email: tli@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 12	CLOSED AT 1:00 PM
WEDNESDAY, DECEMBER 24	CLOSED AT 3:00 PM
THURSDAY, DECEMBER 25	CLOSED
FRIDAY, DECEMBER 26	CLOSED
WEDNESDAY, DECEMBER 31	CLOSED AT 3:00 PM
THURSDAY, JANUARY 1	CLOSED

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**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
“MARINASIDE RESORT RESIDENCES”, STRATA PLAN LMS4255, HELD IN THE
BOARDROOM, 3RD LEVEL, 193 AQUARIUS MEWS, VANCOUVER, B.C. ON
TUESDAY, NOVEMBER 25th, 2008 AT 6:30 P.M.**

IN ATTENDANCE:

Setty Pendakur, President	Bryan Wall, Vice President
Larry Ruddell, Treasurer	Laura Opsal, Secretary
Grace Barrington-Foote	Rick Salvador
Stefanie Schenk	

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Chris Sargent, General Manager
Terry Li, Strata Agent

REGRETS:

None

GUESTS:

Ms. Gordana Vukicevic – 702-193 Aquarius

1. **CALL TO ORDER**

There being a quorum present, the Council Meeting was officially called to order by the Strata Council President, Mr. Setty Pendakur, at 6:30 p.m.

2. **GUEST PRESENTER**

Ms. Vukicevic attended tonight’s meeting to request that Strata Council consider the chargeback relating to her malfunctioning washing machine. She discussed the events in detail and Council members then asked questions. After discussion, Council members thanked Ms. Vukicevic for attending the meeting and noted that Council’s response will be sent to her in writing within the next week.

3. **REVIEW OF STRATA COUNCIL MINUTES**

It was **MOVED, SECONDED, and CARRIED** to approve the October 28th, 2008 Strata Council Meeting minutes as presented.

4. **TREASURER’S REPORT**

The Treasurer, Mr. Larry Ruddell, reviewed the October 31st, 2008 financial statements and posed various questions which Rancho answered in due course.

a) **Draft Budget:**

Mr. Ruddell reviewed the draft budget with Council members present. It was noted that there will be a minor increase for the next fiscal year. After discussion, it was **MOVED, SECONDED, and CARRIED** to appoint the Treasurer to finalize the yearend financial statements with Rancho and to authorize the Treasurer to finalize the 2008/9 budget.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the October 31st, 2008 financial statements.

It was also **MOVED, SECONDED, and CARRIED** to accept the Treasurer’s report with thanks.

5. **COMMON AREA COMMITTEE (CAC)**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, provided the following report to Council Members present:

a) **Marinaside Walkabout:**

The Chairperson of the CAC, Mrs. Grace Barrington-Foote, noted that the recent walk-about of the complex occurred November 24th, 2008. A detailed list of items will be presented at the next meeting.

b) **Landscaping Contract:**

Mrs. Barrington-Foote also reviewed the landscaping contract with Council members present. After discussion, Rancho was instructed to contact Para Space for details of the quote and to obtain an additional quote from Mascone Bros. CAC will review the bids and report to Strata Council at its Meeting.

It was **MOVED, SECONDED, and CARRIED** to accept the CAC report with thanks.

6. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Strata Agent’s Report:**

Highlights of the Strata Agent’s report include the following:

i) **Power Smart:**

The Property Manager informed Strata Council that the Power Smart project pertaining to the parkade lights is almost complete. There are only a few ballasts missed because of vehicles parked in the stalls. The Property Manager also noted that the consumption of electricity has dropped for the month of October. The supplier invoices for the lights and installation are being submitted to BC Hydro for a partial rebate.

6. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT – CONT'D**

a) **Strata Agent's Report – Cont'd:**

ii) **Items on Balcony:**

Council members discussed the whale and the totem pole currently on the balcony of two strata lots. After discussion, the Strata Agent was instructed to obtain more information and forward it to Council for review.

It was **MOVED, SECONDED, and CARRIED** to accept the Strata Agent's report.

b) **Draft AGM Package:**

Council members reviewed the draft Annual General Meeting package. The Annual General Meeting has been tentatively set for Tuesday, January 27th, 2009. Owners will be officially notified.

c) **Costco:**

The Strata Agent informed Council members that Costco is willing to have a meet and greet night and post a poster in the designated area by the concierge desk in exchange for a credit towards purchase of beverages and food at Costco. After discussion, it was **MOVED, SECONDED, and CARRIED** to accept Costco's offer. It is noted that Mrs. Grace Barrington-Foote abstained on this vote.

7. **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 tli@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.

8. **NEW BUSINESS**

a) **Marinaside Social:**

Residents are reminded that the Marinaside social has been tentatively set for Thursday, December 18th, 2008 in the 3rd floor board room. All residents are welcome to attend the social to meet their neighbors and Council members. Drinks and food will be provided by the Strata.

9. **NEXT MEETING**

The next meeting will be the **Annual General Meeting**. It will be held on **Tuesday, January 27th, 2009**.

10. **TERMINATION**

MOVED, SECONDED and CARRIED to terminate the Meeting at 8:30 p.m.

Respectfully submitted,

Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan LMS4255
Phone: (604) 684-4508 (**24-HR. EMERGENCY SERVICES**)
Direct Line: (604) 331-4267
Email: tli@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 12	CLOSED AT 1:00 PM
WEDNESDAY, DECEMBER 24	CLOSED AT 3:00 PM
THURSDAY, DECEMBER 25	CLOSED
FRIDAY, DECEMBER 26	CLOSED
WEDNESDAY, DECEMBER 31	CLOSED AT 3:00 PM
THURSDAY, JANUARY 1	CLOSED