

**“ICON”
STRATA CORPORATION BCS1964
638 BEACH CRESCENT
633 KINGHORNE MEWS
VANCOUVER, B.C.**

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF STRATA PLAN
BCS1964, “ICON”, HELD IN THE MEETING ROOM, 3RD FLOOR, 633 KINGHORNE MEWS
VANCOUVER, B.C., ON WEDNESDAY, JANUARY 19, 2011 AT 7:00 P.M.**

PRESENT:

Leo Verlaan
Christina Laing
Leila Eslamboli

Keith Brown
Mark Herfert

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.:

Joseph Tsang – Senior Strata Agent

REGRETS:

Tony Darvazeban

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:05 p.m.

2. **ELECTION OF OFFICERS**

This being the first Council Meeting following the recent Annual General Meeting held on December 8, 2010, the first business for the new Strata Council is the election of the various officers. The following members were subsequently nominated to serve on the following positions:

- Leo Verlaan – President
- Christina Laing – Vice-President
- Leo Verlaan/Christina Laing – Treasurer

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

There being no errors or omissions, it was then **MOVED, SECONDED,** and **CARRIED** to adopt the Council Meeting minutes held on November 17, 2010 as presented.

4. **COMMITTEE REPORT**

a) **Bylaw Committee:**

Letters sent out to Owners/Residents who are in violation of the Strata's bylaws were presented to Council for review and instructions were given on how to respond, including decisions on those Owners who are disputing fines and who should be fined in accordance with section 135 of the *Strata Property Act*.

b) **Club Oasis:**

Mr. Mark Herfert and Mr. Keith Brown were nominated to co-chair the Club Oasis Committee. Council was informed that the salt/chlorine generator has been installed. The end result is softer water and numerous Residents have expressed positive feedback. Council was further informed that Club Oasis ended the current fiscal operating period on December 31, 2010 with an operating surplus of approximately \$7,700. In light of the fact that the gym could use an upgrade on some of the cardio equipment, Council was informed of an auction taking place on Thursday, January 20, 2011 where the now bankrupt "Pantheon Athletic Club" equipment will be auctioned off and Strata could pick up some of the quality commercial-grade cardio equipment at a reasonable price. Christina Laing, Keith Brown, and Leo Verlaan volunteered to attend the auction to see if they are able to pick up a new elliptical trainer and a stairmaster for the gym.

Additionally, concerns were expressed with respect to the state of the pool deck tiles. The Strata Agent was asked to obtain a price to seal the grout line, or alternatively colour the grout line as well as a price to polish the pool deck tiles. Furthermore, the Building Maintenance Staff should be reminded to water the plant materials on the pool deck at least once a week.

c) **Lobby Beautification:**

Since the last Council Meeting was held back on November, 2010, the two (2) pillars in the Icon 2 lobby have been filled and painted.

d) **Landscaping:**

Mr. Keith Brown and Mr. Leo Verlaan were nominated to serve on the landscaping committee. Council discussed switching the monthly landscaping maintenance services provider. It was ultimately decided that only the monthly maintenance services contract, along with the private planters, maintenance work will be awarded to a new service provider. Other services such as planting of spring/summer flowers along with plant health care (deep root feeding/root weevil control) shall be left at the committee's discretion. The committee will conduct a walkthrough of the premises and provide Council with its recommendations.

5. **FINANCIAL REPORT**

The November and December 2010 financial statements were reviewed. It was observed that as of December 31, 2010, Strata has incurred a year-to-date operating surplus of approximately \$10,000.

Arrears:

The arrears list as of January 11, 2011 was reviewed and it was noted that only three (3) Owners still remain in arrears. Lien warning letters have been issued to the respective strata lot, and if these Owners continue to be in arrears after the due date on the lien warning letters, the Strata Agent will register liens against their particular strata lots which will result in Owners incurring another \$400 in order to have the lien removed.

There being no further discussion or questions, it was then **MOVED, SECONDED, and CARRIED** to approve the financial statements for the months of November and December, 2010 as presented.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Cleaning Services:**

Council was presented with a proposal for the cleaning services from Five Star as suggested by one (1) of the Owners at the recent Annual General Meeting. Following the review of the proposal submitted by Five Star, it was decided that Mr. Leo Verlaan and Mr. Keith Brown will schedule a meeting with the owner of the current cleaning company in an attempt to have the owner's expectations met before making the decision to switch the cleaning company.

b) **Braided Hose Installation:**

The project to replace all rubber washing machine hoses with braided hoses has commenced on December 15, 2010. As of tonight's meeting, about 60 of the suites have been completed at a cost of approximately \$125 per suite.

c) **Icon I Lobby Ceiling:**

Council was informed that a protective padding for the lobby ceiling in Icon I has been purchased for a cost of approximately \$250. This is to protect the ceiling from damages during moves.

7. **CORRESPONDENCE**

Owners are encouraged to write Strata Council via Rancho Management Services on any Strata related matter. Correspondence can be mailed to Rancho's office at 600-1190 Hornby St., Vancouver, BC., V6Z 2K5, by fax to 604-684-1956 or by email to josephsang@ranchogroup.com.

8. **NEW BUSINESS**

a) **Unauthorized Renovation:**

It was brought to Council's attention that Strata Lot 60 may have installed hardwood floor without prior approval from Strata. A letter dated December 9, 2010 requesting verification from the unit Owner has gone unanswered. The Strata Agent was asked to issue a 48-hour notice in accordance with Strata's bylaw section 9(1)(b) to the strata lot Owner advising that the Strata Corporation will be entering the suite to confirm whether hardwood floor has been installed without Strata's prior approval.

b) **Floor Crack on Level P3:**

Council was presented with a price to fill the large crack on the floor on level P3 which was brought to Council's attention at the recent Annual General Meeting. Given that the cost is estimated at \$3,500 and that the crack is purely cosmetic, a decision was made to **TABLE** the required repair for the time being.

c) **Window Cleaning:**

A decision was made to clean the inaccessible windows this year in the months of April, June, and September respectively. The Strata Agent was reminded to ensure that the window cleaner also clean the exterior side of the glass railing on the respective balconies.

d) **Storage Locker:**

It was brought to Council's attention that Residents are storing items outside the confine of their storage lockers. The Strata Agent was asked to post a memo reminding all Residents that items stored in storage lockers should be confined to the insides of their respective storage locker, and that any items left outside the locker, such as on top of the locker and on the floor, will be removed. Council asked that the Residents be given until the end of March 2011 to have all the improperly stored items be removed before Council disposes of them.

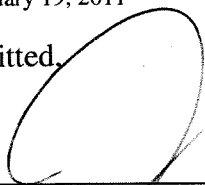
9. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and has been scheduled for **Wednesday, February 16, 2011 at 7:00 p.m.** in the meeting room, 3rd floor, 633 Kinghorne Mews, Vancouver, BC.

10. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:15 p.m.

Respectfully Submitted,



Joseph Tsang, Strata Agent
Rancho Management Services (B.C.) Ltd.
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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.