

“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 THURSDAY, JUNE 16, 2011 AT 7:00 P.M.**

PRESENT:

Leo Verlaan – President/Treasurer
Alexis LaBonte

Keith Brown – Club Oasis

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

Joseph Tsang – Senior Strata Agent

REGRETS:

Christina Laing – Vice President/Co-Treasurer
Tony Darvazeban

Mark Herfert – Co-Club Oasis

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:02 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the minutes of the previous Council Meeting held on May 18, 2011, as presented.

3. **COMMITTEE REPORT**

a) **Club Oasis:**

It was brought to Council’s attention that there have been several instances of Residents not showering before entering the pool/spa. A suggestion was made to have a sign with larger wordings reminding Residents to shower before entering the pool/spa or face being fined and/or their privileges to the pool will be suspended under the provisions of the *Strata Property Act*. Another suggestion was made to put up the section of the “Club Oasis” rule pertaining to the need for the young children to be supervised when present in the facilities.

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

b) **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*.

c) **Lobby Beautification:**

Council was informed that the wood panel in the Icon 2 lobby as well as those areas around the elevator have recently been repaired by the same vendor who did Icon 1.

d) **Landscaping:**

Mr. Keith Brown informed Council that he has recently met with Moscone to discuss changes/improvements for the courtyard level, and is currently waiting for Moscone to provide the relevant costs. Other Council Members expressed their dissatisfaction with the level of services being provided by Moscone. For example, Moscone has neglected to maintain the shrub on the rooftop levels. In addition, the hedges in front of the townhouses facing Wainborn Park have not been pruned. Mr. Keith Brown was asked to issue Moscone with an ultimatum to have the mentioned services completed by the end of June 2011, or Council will be forced to switch landscaping services provider.

Private Decks:

As instructed, letters dated May 19, 2011 were sent to those Owners with garden planters adjacent to their balconies (18 in total) reminding those Owners that the plant material in the planter are considered common property, and that they should not be changed without obtaining prior approval from Strata Council. In addition, it is the unit Owner's responsibility to ensure access is provided so that the Strata's gardener could carry out the required maintenance work. The letter concluded by advising that it is up to the occupant of the suite with these planters to ensure that the irrigation system for the planter is operational from the Spring to the Fall of each calendar year, or face plants replacement costs if the plants die due to lack of water.

The Strata Agent was asked to draft a bylaw to this effect and be presented to the Owners for adoption at the next Annual General Meeting.

4. **FINANCIAL REPORT**

Mr. Leo Verlaan informed Council that for the month of May 2011, Strata has incurred an operating surplus of approximately \$9,000, bringing the year-to-date operating deficit down to \$27,000 from \$36,000 from the prior month. As previously stated, Council is hopeful to end the current fiscal year with a balanced budget.

4. **FINANCIAL REPORT - CONT'D**

Arrears:

The accounts receivable list as of June 9, 2011 was reviewed. It was observed that there are a handful of Owners who are in arrears of their June strata fees, and that the relevant lien warning letters have already been issued to the said Owners. Should the Owners remain in arrears past the due date stated on the lien warning letters, \$400 will be assessed onto the account in order to have the lien removed.

There will be no further question or discussion, it was then **MOVED, SECONDED, and CARRIED** to approval the financial statements ending on May 31, 2011 as presented.

5. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Balcony Drain Inspection:**

The balcony drains in Strata Lot 12 are working as they should, and that the reason for the water ponding has to do with one (1) of the drains being obstructed by patio furniture. Accordingly, the Strata Agent was asked to charge the plumber's visit of \$182.56 back to the unit Owner. In addition, it was brought to the Council's attention that this Owner has recently moved out of the unit without paying the move out fee, and that the Owner should also be requested to pay the relevant move out fee of \$200.

b) **Dryer Vent Cleaning:**

The cleaning of the dryer vents from the outside has been scheduled to take place on Friday, July 8, 2011, and to be completed on Monday, July 11, 2011 for Icon 2. For Icon 1, such work will commence on Monday, July 25, 2011 and will complete no later than Wednesday, July 27, 2011.

c) **Building Envelope Condition Assessment:**

Info-Teck Building Services Inc. has completed the building envelope review for BCS1964. In general, the building envelope is in great shape, and weathering well. The consultant has photographed several items which require repair or cleaning in order to extend the life of the building envelope. The Strata Agent was asked to issue a letter to the Developer requesting that they take the relevant action to correct those items which are deemed "deficiencies".

d) **Strata Lot 60:**

Two (2) samples of the underlay material removed from Strata Lot 60 were sent to two (2) different floor vendors for verification. Both independent floor suppliers have confirmed that the underlay material used for the existing wood floor in Strata Lot 60 meets or exceeds the underlay requirement of the Strata Corporation's bylaw requirement. As a result, Council agreed unanimously to reverse the \$2,800 fine already assessed against the Owner of this particular Strata Lot, and that the Strata Agent should issue a letter advising

5. **BUSINESS ARISING FROM PREVIOUS MEETING - CONT'D**

d) **Strata Lot 60 – Cont'd:**

of such. The Strata Agent was also asked to issue a letter to the owner of Strata Lot 54 advising of the results.

e) **Window Cleaning:**

Council decided not to proceed with the window cleaning in June, 2011. Instead, the Strata Agent was asked to obtain quotes for the cleaning of the inaccessible windows in the Fall, as well as pricings for exterior cleaning of the building.

6. **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 josephtsang@ranchogroup.com.

7. **NEW BUSINESS**

a) **Leaks:**

Council was informed of the following plumbing related leaks:

- Strata Lot 5
- Strata Lot 132 (burst balcony hose bib requiring replacement)
- Strata Lots 123 and 124 (cold water supply line connecting to the heat pump is leaking)
- Strata Lot 31 (pipe leak behind the bathtub)

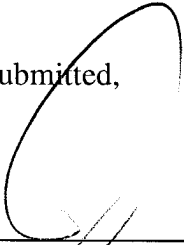
8. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and has been scheduled for **Wednesday, September 21, 2011 at 7:00 p.m.** in the meeting room, 3rd floor, 633 Kinghorne Mews, Vancouver, BC.

9. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:45 p.m.

Respectfully Submitted,



Joseph Tsang, Strata Agent
Rancho Management Services (B.C.) Ltd.
600-1190 Hornby Street, Vancouver, BC, V6Z 2K5
Phone: 684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4253
E-mail: josephsang@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 Icon is **BCS1964**, and the password is **5145icon**. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.