

“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, MARCH 16, 2011 AT 7:00 P.M.

PRESENT:

Leo Verlaan – President/Treasurer
Mark Herfert – Co-Club Oasis
Alexis LaBonte

Christina Laing – Vice President/Co-Treasurer
Tony Darvazeban

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

Joseph Tsang – Senior Strata Agent

REGRETS:

Keith Brown – Club Oasis

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:10 p.m.

2. **COUNCIL COMPILATION**

Council took the opportunity to welcome Ms. Alexis LaBonte (Strata Lot 45) to serve on Council in place of Ms. Leila Eslamboli who recently sold her suite.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the minutes of the previous Council Meeting held on February 16, 2011, as presented.

4. **COMMITTEE REPORT**

a) **Club Oasis:**

Concerns were expressed with respect to the health of the plant material in the pool area, as well as the respective lobbies. The Strata Agent was asked to obtain a quote to service the interior plants from a landscaping company.

4. **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 reminded that the only improvement that could be absorbed into this year's operating budget would be the tiling of the two (2) round pillars in the Icon 2 lobby at an estimated cost of \$3,500. It was decided to **TABLE** such initiative for the time being towards the end of the current fiscal period to see if the budget is able to absorb such expenditure. In addition, the Strata Agent was asked to obtain a quote to fix all the gouges and scratched marks on the millwork in the respective lobby areas.

d) **Landscaping:**

Moscone presented Council with a new landscaping maintenance services proposal. Before signing the contract, the Landscaping Committee would like to schedule a meeting with Moscone to identify those areas which require improvements and to see whether or not Moscone would meet the Strata's expectations. In addition, Council reviewed quotes from Davey Tree and Moscone for the fertilization of all the deciduous and coniferous trees and shrubs, and decided to **TABLE** such expense for the time being since this work was recently done in the fall of 2010.

5. **FINANCIAL REPORT**

Mr. Leo Verlaan informed Council that he has reviewed the February financials and was pleased to inform that for the month, Strata has incurred an operating surplus of approximately \$333, bringing the year-to-date surplus to approximately \$9,900. Most of the expenditure categories were within the budgeted amounts and that the miscellaneous income exceeded the budgeted amount by approximately \$4,500.

Arrears:

The accounts receivable list as of March 2, 2011 was reviewed. Council was pleased to see that there are only two (2) Owners who are in arrears, with one (1) being a new Owner.

Gas Purchase:

In an email dated March 11, 2011, the representative from Absolute Energy confirmed that the fixed hedge price for Icon's gas purchase at \$4.776/GJ will end on March 31, 2011. It is their recommendation that Strata float the gas purchase for the summer months, due to bearish sentiment in the natural gas market, and only consider hedging into a fixed price contract towards the end of the summer months when hurricane activities come into the

5. **FINANCIAL REPORT – CONT'D**

forefront. Council accepted the recommendation proposed by Absolute Energy.

There being no further discussion or questions, it was then **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending February 28, 2011 as presented.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Unauthorized Renovation:**

As discussed at the last Council Meeting, a letter was sent out to the Owner of Strata Lot 60 on February 17, 2011 requesting that Strata be provided with a copy of the original "Purchase and Sale Agreement" confirming that the hardwood floor in the suite was installed by the Developer. However, as of tonight's meeting, no further information has been received from the unit Owner. Council instructed the Strata Agent to continue fining the Owner \$200 per week until compliance.

b) **Braided Hose Installation:**

As of tonight's meeting, there are ten (10) suites left to be done in Icon 2, and two (2) suites in Icon 1. The delay has to do with difficulty in getting access into the suite to do the work.

c) **Window Cleaning:**

Council requested that the inaccessible windows be scheduled to be cleaned in late April 2011.

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 josephtsang@ranchogroup.com.

8. **NEW BUSINESS**

a) **Concierge Desk:**

A discussion was held with respect to the sourcing the cost to build a concierge desk in the lobby of Icon 1 with the intent to expand the concierge service into Icon 1. Mr. Leo Verlaan was designated with the task to put together a budget for Council's consideration.

b) **Icon 1 Lobby Washroom:**

Strata requested that a quote be obtained to install a fob reader on the washroom door in the main level in Icon 1.

9. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and has been scheduled for **Wednesday, April 20, 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 9:25 p.m.

Respectfully Submitted,



Joseph Tsang, Strata Agent
Rancho Management Services (B.C.) Ltd.
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COMMUNICATION WITH STRATA COUNCIL

Strata Council welcomes the opportunity to serve you by keeping the lines of communication open at all times. Owners are therefore invited to write the Strata Council, via Rancho Management Services at 600-1190 Hornby Street, Vancouver, BC, V6Z 2K5, on any Strata Corporation matter. Correspondence received will be presented and reviewed by Strata Council. In the event Rancho can answer your questions about standard Strata Corporation-related matters, please call us at 604 684-4508.