

**Prepared by: FALSE CREEK MANAGEMENT (2006) LTD.**  
**Attention: John Cartwright**  
811 Winthrop Street, New Westminster, BC V3L 5N4  
Phone: 604-395-5062 Fax: 604-395-5063  
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**MINUTES OF THE STRATA COUNCIL MEETING OF LEASEHOLD STRATA PLAN VR 2096, ("THE LAGOONS"), HELD ON WEDNESDAY, DECEMBER 7, 2011 AT 6:00 p.m. AT THE MARINER POINT MEETING ROOM, 1510 WEST FIRST AVENUE, VANCOUVER, B.C.**

**Council in Attendance:**

Susan Blundell  
Judith Brown  
Margaret Kondrosky  
Donna Lucas  
Karen Madore  
John Sanders

**Regrets:**

Kim van der Woerd

Guest: John Cartwright - False Creek Management (2006) Ltd.

**CALL TO ORDER**

The meeting was called to order by council president John Sanders at 6:00pm.

**ADOPTION OF PREVIOUS MINUTES**

It was **RESOLVED** (Madore/Kondrosky) that the minutes of the regular council meeting held November 9, 2011 be accepted as circulated. **MOTION CARRIED**

**PROPERTY MANAGEMENT REPORT**

**Air Circulation – 1551 Mariner Walk.**

The blower fan for the hallway fan was recently replaced. The cost will be \$320 for parts plus labour to install.

**Annual Fire Safety Inspection**

The annual inspection has been scheduled for the second week of January, 2012. The existing equipment was last inspected in February, 2011.

**Sump Pumps – 1551 Mariner Walk parkade**

One of the two pumps is not currently functioning. Service Plus will need to shut down the system, pull the pumps, and repair as necessary.

#### **Air Circulation – Locker Room, 1551 Mariner Walk.**

The technician from Service Plus was able to reduce the velocity of the ventilation fan, which allows the door into the locker room to be opened more easily.

#### **Pressure Washing**

This work has been delayed due to the fact that all outside water supply is now shut down.

#### **Discussion**

Council suggested that a hose bib from one of the townhouses would suffice to supply water to the pressure washing machine.

#### **Balcony Leak – Building K**

Water ingress recently occurred from the balcony into the strata lot. The cause of this was firstly a blocked drain in the center of the balcony, and secondly, the secondary drain was not connected. Aquaproof Property Services Ltd. has been asked to come in and properly install the secondary drain.

#### **Discussion**

Council directed that all owners be reminded that **it is the owner's responsibility to ensure that all balcony drains are kept free of debris and other blockage.**

#### **Gutter cleaning and Balcony Drain modifications.**

Canada Waterproofing has cleaned all debris from the gutters, and has been tasked with installing an access point on each balcony in order to more easily access the center drain. This applies to the townhouse units only, as the concrete pavers on each balcony are exceedingly difficult to remove for drain access.

#### **Discussion**

Council expressed disapproval that 48 hour written notice was not given to residents prior to this work commencing. Management apologized for this oversight, and will ensure that proper notice is posted prior to such work being done in future.

### **OLD BUSINESS**

#### **Flood into 1551 Mariner Walk and 101-1551 Mariner Walk.**

All expenses related to this storm water floor have now been rendered. This includes the following:

Initial Emergency Response and Dry-Down	7,365.61
Payment to Owner as contribution to flooring replacement.	2,268.00
Restoration of suite interior walls	952.00
Restoration of Lobby and Stairwell	<u>2,240.00</u>
Total	12,825.61

The insurance deductible for this type of loss is \$15,000.00, so as such management completed oversaw the repairs without initiating an insurance claim. Management requested a motion to approve this expenditure as an emergency, and as such to be withdrawn from the Contingency Reserve.

#### **Majority Resolution**

It was **RESOLVED** (Kondrosky/Madore) that the expenditure in the amount of \$12,825.61 to restore and repair the lobby of 1551 Mariner Walk and suite #101, 1551 Mariner Walk, be declared an emergency expenditure, and withdrawn from the Contingency Reserve

**MOTION CARRIED**

#### Discussion

Council members questioned whether there exists a standardized method of calculating a contribution to an owner's in-suite loss. Management indicated that the insurance policy in place covers not only common property and assets, but the interior of strata lots to a finish level existing at the time the building was constructed. Where an insurance claim is initiated, this contribution is agreed upon between insurance adjusters for the strata corporation and the owner's personal insurance adjuster. In cases where an insurance claim is not made, it becomes a negotiation between the strata corporation and the owner directly. Management indicated that this is generally arrived at through soliciting a quotation to repair the strata lot to a base level of finish, which then becomes the contribution to the owner. Council directed that Management work towards devising a standardized contribution level for situations where interior suite damage is involved.

**Council also directed that owners be reminded that it is imperative that insurance for not only contents but any owner upgrades be maintained for their individual strata lot.**

#### Insurance Claim – Building H

The Strata Corporation has not yet received payment for invoice in the amount of \$15,000 charged back to the strata lot where the damage originated. The contractor remains unpaid for this invoice and has asked that this be paid as it has become delinquent.

#### Discussion

Council members decided that this invoice should be paid. Management indicated that there was likely insufficient monies in the operating fund to pay this invoice and in order to pay it, a loan from the Contingency Reserve would need to be authorized.

#### Majority Resolution

It was RESOLVED (Kondrosky/Brown) that a loan from the Contingency Reserve to the Operating Fund be authorized as required to pay the invoice from Angel Restoration up to the amount of \$15,000. **MOTION CARRIED**

#### Visitor Parking

No written response yet has been received on our proposal re the visitor parking from Mariner Point (Strata Plan VR1343), other than asking for a meeting to discuss matters concerning the visitor parking.

#### Gardening Report – Margaret Kondrosky

An owner wrote to council complaining about the gardeners blowing leaves into the lower patio areas of the townhouse units. In discussion with the gardeners, they indicated that this is not their practice, and that they blow the leaves away from these areas. It is further noted that owners are responsible to clean their own lower patio areas of debris and leaves, as this falls under maintenance of limited common property that an owner is responsible for.

#### Roof-top Heater for Air Circulation Fan – 1502 Island Park Walk

Council inquired about the status of this repair. Management indicated it had a quotation from Service Plus Mechanical in the amount of \$2,990.00 plus applicable tax, and awaiting a second quotation from Latham's Mechanical, after which authorization to proceed would be given to the low bidder. Latham's has indicated their quote would be ready by December 9, 2011.

#### Discussion

Council directed that authorization to proceed with this repair be given no later than Friday, December 9, 2011.

### **Site Meeting regarding Tree Removal**

The council president of a neighbouring building, Island Cove (Strata Plan VR2535) at 1515 West Second Avenue requested a site meeting with representatives of strata council in order to discuss the possible removal of three trees located between the side of Building K and the front balconies of Island Cove.

The president of Island Cove strata council indicated that their owners had the following concerns regarding the tree trees in question:

- 1) According to their arborist report, the trees are inappropriate for that location.
- 2) Since the trees are not appropriate for that location, they represent a safety concern in that they will be prone to breakage and instability,
- 3) Should the trees become unstable and damage Island Cove property, there will be legal action initiated by Island Cove against Lagoons for any resultant damage to Island Cove property.
- 4) The three trees in question block the views of a substantial number of Island Cove residents, and have a detrimental effect on their real estate values.

The Island Cove council president reiterated their offer to remove the three trees in question and replace them with a species more suited to that location; all work to be done at Island Cove expense. Should Lagoons council decide not to allow removal of these three trees, the Island Cove council president requested a formal letter be sent to their attention indicating as such.

### **Discussion**

Council discussed this issue at length. There have been repeated requests from Island Cove for removal of these trees. Council firstly decided that the health of these trees is of primary importance. Management indicated that Brothers Tree Service attends to the trees on an annual basis to prune and otherwise monitor their health. Council directed management to work with Brothers Tree Service to see if further pruning of these trees could be done in order to restore some of the view corridors. Council members noted that every tree around the complex has both supporters and detractors. Furthermore, the only responsible way to proceed with tree maintenance, including removal of trees, is to view the complex as a whole and determine what should be done with trees all around the complex, not just individual trees.

Council directed management to advise Island Cove in writing of the following:

- 1) None of the three trees under discussion will be removed.
- 2) All trees will be monitored and pruned for the best possible health outcome.
- 3) Special consideration will be given to further pruning of the eastern-most tree in order to try and restore some of the view corridors of Island Cove residents.

### **CORRESPONDANCE**

No correspondence was reviewed at this meeting.

### **FINANCIAL REPORT**

Consideration of the October, 2011 Operating Statements was deferred.

### **NEW BUSINESS**

#### **Baseboard Heater on Fourth Floor of 1502 Island Park Walk**

One council member asked whether the hallway baseboard heater was connected to a "house" electrical meter, or whether it was connected to one of the strata lot meters. Management will investigate.

### **Heater in Lobby of 1551 Mariner Walk**

One Council member noted that owners seem to adjust the heat level in the lobby heater up or down to suit their individual wishes, and the lobby temperature has become inconsistent. Management was asked whether access to the controls for this heater unit can be disabled so that this does not occur. Management will investigate.

### **Test Repair to Apartment Balcony**

One council member asked what the status of the balcony repair to one apartment was progressing. Management indicated that the drainage was reportedly much improved, and the residents had indicated general satisfaction with the new flooring tiles. This council member indicated that this approach may not be appropriate for fourth floor balconies that are fully exposed to the elements. Management will inquire with Canada Waterproofing to see if they have prior experience with these floor tiles in exposed areas. This council member further indicated that a possible concern was the deterioration of the plastic supports underneath the wood elements that break down over time. Management will monitor this through the winter months.

### **1551 Mariner Walk Parkade**

Council members noted that dust is accumulating in the 1551 Mariner Walk parkade and asked that the caretaker be directed to keep it clean. Council further directed that a commercial grade shop vacuum be purchased for cleaning areas of the parkade.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:00pm. The next meeting is scheduled for Wednesday, January 4, 2012 at 6:00pm in the meeting room at 1510 West First Avenue.

Respectfully Submitted;

**FALSE CREEK MANAGEMENT (2006) LTD.**



John Cartwright

Agent for Owners, Leasehold Strata Plan VR2096

#### **MINUTES RETENTION**

It is recommended that owners retain their copies of all minutes for their own future reference and, for use by Realtors and prospective purchasers from whom such requests are increasing, upon listing of their strata lot for sale. Please note that there is a charge for the cost of photocopying and providing back issues of minutes and/or financial statements.

#### **INSURANCE**

The Strata Corporation wishes to remind all residents that, while the building is adequately insured, *including your strata lot*, Owners should ensure that they have current insurance coverage in place for their personal contents (located in-suite, storage room and parking garage), personal liability coverage for the tenant or the Unit Owner and insurance coverage for any improvements that have been made to your unit. For more information, please contact your insurance agent as to personal coverage required including loss of rents or loss of use in the event of a major water escape, etc

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**Council in Attendance:**

Judith Brown  
Margaret Kondrosky  
Donna Lucas  
Karen Madore  
John Sanders

**Regrets:**

Susan Blundell  
Kim van der Woerd

Guest: John Cartwright - False Creek Management (2006) Ltd.

**CALL TO ORDER**

The meeting was called to order by council president John Sanders at 6:00pm.

**ADOPTION OF PREVIOUS MINUTES**

It was **RESOLVED** (Kondrosky/Madore) that the minutes of the regular council meeting held October 19, 2011 be accepted as circulated. **MOTION CARRIED**

**PROPERTY MANAGEMENT REPORT**

**Insurance Claim – Building H**

One of the three affected strata lots are reporting deficiencies in their repairs. A site meeting has been arranged on Thursday, November 10, 2011 at 9am with the contractor, management, and the owner.

**Smoke in Hallways – 1551 Mariner Walk.**

As a result of reports of smoke in the hallways again, we have shut off the hallway fans from 4pm to 4am daily.

**Discussion**

Council asked whether a device could be installed to monitor air quality. Management indicated it would enquire with Angel Restoration as to whether they have such a device.

**Visitor Parking**

No response yet has been received on council's proposal regarding the Mariner Point (VR1343) visitor parking concerns.

**Rooftop Heater – 1502 Island Park Walk**

A second quote to replace the heating element has been requested from Latham's mechanical.

#### **Storm Drainage in front of 1551 Mariner Walk**

We've agreed with Service Plus's recommendation to enlarge the drain pipe underneath the existing drain in front of the lobby. At this time, nothing further is planned.

#### **East Pond**

The East pond water supply is now shut off.

#### **Apartment Signage**

The installation of new addressing for the Apartment buildings is now complete.

#### **Lobby Floors**

We have authorized the refinishing of the 1502 Lobby floor by Blackstone Marble to be done in late November. 1551 Mariner Walk flooring has been deferred.

#### **OLD BUSINESS**

##### **Flood into 1551 Mariner Walk and 101-1551 Mariner Walk.**

The strata portion of the work is complete to #101. Drywall work is presently underway to the common areas. The strata corporation is responsible to pay for restoration of the flooring in #101 to a level equivalent to original finishes. An initial compensation offer has been made in the amount of \$1,685.60, which has been countered by the owner at \$2,268.00. We would recommend acceptance of the counter-offer, as it appears reasonable.

##### **Discussion**

Council directed that compensation in the amount of \$2,268.00 be paid to the owner in question as full and final settlement of the strata corporation's obligations in this matter.

#### **Gardening Report**

It was reported that during the re-leveling of pavers along the seawall being done by the City of Vancouver, that a portion of irrigation lines belonging to the strata corporation were exposed. Management will ask the sprinkler maintenance company to attend and repair.

#### **CORRESPONDANCE**

No correspondence was presented at this meeting.

#### **FINANCIAL REPORT**

No operating statements were presented at this meeting.

#### **NEW BUSINESS**

##### **Drain Cleaning**

Council approved the cleaning of all storm drains and gutters by Canada Waterproofing as part of exterior building maintenance. This work will be scheduled annually.

### **Pressure Washing**

Council directed that the high traffic common areas be pressure washed to clear away accumulated moss. This would include entrances to the parkade from Building H, and both apartment entrances.

### **Ceiling Stain – Building K**

One resident reported to management over a year ago a stain in their bedroom ceiling. After monitoring the area for a period of one year, no re-occurrence was noted. The resident has asked that the strata corporation repair the ceiling.

### **Discussion**

Council declined the request to repair and repaint the ceiling.

### **Periodic Sewer Line Cleaning**

One council member who resides in Building G noted that her plumbing fixtures are slow to drain, and expressed concern that the main sewer line may be partially blocked. Council requested confirmation of how often the sewer lines are cleaned out. Management indicated that the sewer connection from 1502 Island Park Walk to the City of Vancouver services is cleaned quarterly. This is done due to the high incidence of sewer backup in that area, along with the problems associated with existing slope to the City of Vancouver main sewer line. The other sewer connections are not cleaned out. Council requested that the all sewer connections be examined and cleaned out where necessary. Management noted that there are a total of three sewer connections to the City of Vancouver, one for Buildings F, G, and H, one for 1551 Mariner Walk along with Building K, and the final one for 1502 Island Park Walk.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:00pm. The next meeting is scheduled for Wednesday, December 7, 2011 at 6:00pm in the meeting room at 1510 West First Avenue.

Respectfully Submitted;

**FALSE CREEK MANAGEMENT (2006) LTD.**



John Cartwright

Agent for Owners, Leasehold Strata Plan VR2096

#### **MINUTES RETENTION**

It is recommended that owners retain their copies of all minutes for their own future reference and, for use by Realtors and prospective purchasers from whom such requests are increasing, upon listing of their strata lot for sale. Please note that there is a charge for the cost of photocopying and providing back issues of minutes and/or financial statements.

#### **INSURANCE**

The Strata Corporation wishes to remind all residents that, while the building is adequately insured, *including your strata lot*, Owners should ensure that they have current insurance coverage in place for their personal contents (located in-suite, storage room and parking garage), personal liability coverage for the tenant or the Unit Owner and insurance coverage for any improvements that have been made to your unit. For more information, please contact your insurance agent as to personal coverage required including loss of rents or loss of use in the event of a major water escape, etc



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**MINUTES OF THE STRATA COUNCIL MEETING OF LEASEHOLD STRATA PLAN VR 2096, ("THE LAGOONS"), HELD ON WEDNESDAY, OCTOBER 19, 2011 AT 6:00 p.m. AT THE MARINER POINT MEETING ROOM, 1510 WEST FIRST AVENUE, VANCOUVER, B.C.**

**Council in Attendance:**

Susan Blundell  
Margaret Kondrosky  
Donna Lucas  
Karen Madore  
John Sanders

**Regrets:**

Judith Brown  
Kim van der Woerd

Guest: John Cartwright - False Creek Management (2006) Ltd.

**CALL TO ORDER**

The meeting was called to order by council president John Sanders at 6:00pm.

**ADOPTION OF PREVIOUS MINUTES**

It was **RESOLVED** (Kondrosky/Blundell) that the minutes of the regular council meeting held September 7, 2011 be accepted as circulated.

**MOTION CARRIED**

**PROPERTY MANAGEMENT REPORT**

**Paver Relevelling – 108-1502 Island Park Walk**

This repair is still outstanding, although authorization to proceed has been given to the contractor.

**Rooftop Smoke Detector – 1551 Mariner Walk.**

Vancouver Fire and Security has replaced the smoke sensor on the roof-top air unit, at a cost of \$509 plus HST. This was previously authorized by council.

**Visitor Parking**

As per prior council directive, a proposal letter was sent to Strata Plan VR1343 ("Mariner Point") to resolve outstanding parking issues. The letter has been acknowledged, but no formal response is expected until a new council is in place at Mariner Point.

### **Rooftop Heater – 1502 Island Park Walk**

Management recently had Service Plus Mechanical re-activate the heating coils contained in the rooftop air fans. It was found that the root-top heating unit at 1502 Island Park Walk is broken. We are awaiting a quote to repair.

### **Discussion**

Council requested clarification as to whether this constituted a repair or a replacement. If replacement is required, a second quote should be obtained.

### **Diversion of Storm Water from parkade areas to the ponds**

Further to a council member suggestion management will meet with Service Plus Mechanical to see if it would be possible to divert storm water flows into the ponds, rather than to the municipal storm sewer lines.

### **Pressure Washing**

Further to feedback from council, pressure washing will commence in certain high traffic or high risk areas, such as the external stairwells and entrances to the Apartment buildings.

### **East Pond**

Further to direction from council, we have re-opened the water supply to the east lagoon due to the low level.

### **Apartment Skylight Assemblies**

Further to direction from Council at the most recent council meeting, Management discussed possible renovation to the two lobby skylight assemblies with three contractors.

One supplier can provide new Plexiglas curved panels to replace those rendered slightly opaque by weather exposure. The budget for this would be approximately \$6,000, assuming a quantity of 20 curved units.

The second supplier stated that the lobby skylights at 1551 Mariner Walk could be replaced with a glazed unit at a budgeted cost of \$12,000. This supplier stated that the lobby skylight at 1502 Island Park Walk would not lend itself to this type of renovation due to its complexity.

The third supplier indicated it has the expertise to design and build new skylight assemblies for both lobbies that would incorporate glass panels installed at an angle. The budget for this would be \$22,000 for 1551 Mariner Walk, and \$45,000 for 1502 Island Park Walk.

### **Discussion**

Members present indicated that this is an issue that should be properly put to the owners at the next Annual General Meeting, and doesn't represent a pressing priority at the present time.

It was decided to draw up a proposed list of future expenditures with budget figures attached, prioritize them in terms of importance, and present same to the owners at a future General Meeting.

## **OLD BUSINESS**

### **Building Signage**

Management sought direction as to whether to proceed with new building signage, based on the discussion regarding possible renovation of the lobby skylights.

Council directed management to proceed with new signage for both apartment lobbies, two for 1502 Island Park Walk, one for 1551 Mariner Walk, and two additional “no parking” signs to be placed in the vicinity of 1502 Island Park Walk. The addressing signage will be brushed aluminum letters raised by one half inch, and will be mounted on the exterior fascia of the skylight assemblies.

### **Insurance Claim – Building H**

Work to two of the affected strata lots is largely complete. The remaining strata lot is undergoing a renovation, which will be ongoing for at least two more months.

An invoice for \$15,000 representing the insurance deductible has been rendered to the strata lot which was the source of the water leak.

#### **Discussion**

Council directed management to follow up with the owner in question in order to determine when the invoice for the insurance deductible might be paid.

### **Alleged Rental**

As a result of resident reports, management contacted the owner of one strata lot and enquired as to whether the strata lot was being rented out. The owner’s family representative indicated that guests of the family had been staying there recently, but that the strata lot was presently empty, and was not being rented out. Management will continue to monitor this.

### **Gardening Report – Council Member Margaret Kondrosky**

The landscaped areas are presently being put to bed for the winter season. Some transplanting is taking place in preparation for spring. In addition, pruning of shrubs and trees will be completed this fall. The pruning of trees is being done by Brothers Tree Service, and follows a multi-year plan to ensure healthy trees, and maintenance of view corridors without compromising the health of the trees in questions. In particular, the willow trees along the east pond will be pruned back substantially, as these trees grow rapidly, and can represent a nuisance tree if not properly attended to. Some bulbs will be stored on site, and will be planted in early spring.

It is proposed to move the two black planters currently located by one of the waterfalls between buildings G and H, and install them adjacent to 1502 Island Park Walk.

The birch tree on the west side of 1551 Mariner Walk was substantially pruned back from the building, and residents appear to be happy with the result. This tree tends to drop seed pods and a sticky substance onto the ground and adjacent balconies, but according to Brothers Tree Service, is in good health.

The maintenance of trees around the complex follows a policy of the following:

- No tree “topping”, i.e. cutting the top part of trees off,
- Where necessary, trees are pruned by thinning branches, not wholesale removal, and
- All existing trees are to be retained, unless their health deteriorates to the point where removal becomes necessary.

### **CORRESPONDANCE**

An anonymous notice was left taped to the Mariner Point parking gate as a general communication to all Lagoons owners asking that proper care be taken when entering the parkade to stop and wait until the gate closes behind. Council members acknowledged the general frustration surrounding this issue, and reiterated that **all residents must take precautions to limit unauthorized access into the parkade caused by not stopping their vehicle and waiting until the overhead door closes behind them.**

### **Council Member Offer to Resign**

One council member sent a written offer to resign from council due to a change in personal work circumstances. Council members discussed this offer, and decided not to accept this offer to resign, as this member continues to offer valuable feedback to Council even though they might not be able to attend all council meetings.

### **FINANCIAL REPORT**

#### **Operating Statement for the Seven Months Ended September 30, 2011.**

It was **RESOLVED** ( Madore/Kondrosky) that the Operating Statements for the seven months ended September 30,2011 be accepted as circulated.

**MOTION CARRIED**

#### **September 30,2011(seven months)**

<b>Operating Fund</b>	<b>Apartment</b>	<b>Townhouse</b>	<b>Consolidated</b>
Operating Surplus(Deficit)	\$7,350.01	(\$819.90)	\$6,530.11

<b>Contingency Reserve</b>	<b>Apartment</b>	<b>Townhouse</b>	<b>Consolidated</b>
Opening Balance	\$62,033.37	\$23,260.90	\$85,294.27
Contributions	\$13,746.18	\$8,972.04	\$22,718.22
Expenditures	\$0.00	\$0.00	\$0.00
Interest	\$142.66	\$105.99	\$248.65
	<u>\$75,922.21</u>	<u>\$32,338.93</u>	<u>\$108,261.14</u>

<b>Balance in Contingency Reserve Segregated Bank Account</b>	<u><u>\$108,261.14</u></u>
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#### **Discussion**

One member noted that the financial statement budget variances are difficult to interpret. Revenue higher than budgeted shows as a positive variance, while expenses less than budgeted show as a negative variance. Management indicated it would examine ways to change the statement presentation in order to make it more understandable.

## **NEW BUSINESS**

### **Flood into 1551 Mariner Walk Lobby and 101-1551 Mariner Walk.**

On or about October 5, water flooded into the lobby, migrated down the hall approximately 3 metres, down the stairwell, and into the dining room of suite #101. Initially, it was thought to be minor in nature, but Angel Restoration was brought in to dry down the carpet. It was found that the walls were saturated, and the engineered floor in the dining room of #101 was buckling. Everything now has been dried down, and the flooring in #101 has been removed, as the owner has the same flooring in her dining, living, hallway, and kitchen areas.

The finalized emergency invoice has been rendered in the amount of \$6,889.61. Management proposes to use one of the existing contractors to perform the repair portion of the work. The flooring in #101 will be handled by the owner's adjuster, but VR2096 will be required to contribute towards this cost the equivalent of original flooring finish in this suite.

In subsequent water testing, management was unable to replicate any storm water flow into the lobby. The existing exterior drain is in the low spot, and appears to be functioning well. Nonetheless, management will be discussing with Service Plus Mechanical ways to prevent this in future, including the possibility of installing a "trench" style drain close to the entry door. This will involve coring through the concrete into the parking area, and then connecting the drain to the existing storm drainage system.

Management stated that since the insurance deductible for this loss is \$15,000, that it would be possible to complete the total repair for less than that amount. Therefore, management proposed that the final repair would be completed using trades people directly, rather than through the restoration company.

### **Budget Planning 2012/2013**

As discussing earlier in the meeting, Council decided to initiate the creation of a capital spending priority list, to be accompanied by budget estimates. This will then be presented to owners at the next General Meeting.

It was decided that as a matter of principle, significant capital projects would be proposed by way of special levy, foregoing operating budget increases.

In no particular order, council members listed the following expenditures:

- Renovation/Replacement of lobby skylights
- Replacement of laminate flooring in 1551 Mariner Walk lobby floor
- Purchase a shop vacuum for use by the caretaker
- Purchase an electrically powered pressure washer for use in enclosed parking areas
- Restore/Replace metal railings in the stairwells
- Repair/Repaint damaged baseboards and other wood trim in the common hallways
- Repaint overhead garage doors in 1551 Mariner Walk and 1502 Island Park Walk
- Install additional bicycle storage racks in the two storage rooms
- Install private water meters in the east pond water supply, the irrigation water supply.

### **Caretaker Concerns**

One Member noted that the site caretaker could be doing a better job on building cleanliness. Management will review this with him.

Other members noted that residents seem to rely on the site caretaker for more than keeping the buildings clean and responding to repair requests. In many instances, the site caretaker performs functions that are more in keeping with a concierge than a caretaker.

Council instructed management to discuss this matter with the site caretaker and emphasize that building cleanliness and repairs must come first, and any other functions he performs for owners that are not within his job description are secondary in nature.

#### **Garden Tractor**

Management advised council that despite written assurances to the contrary, Mariner Point (VR1343) continue to use the garden tractor owned by Lagoons for the purpose of moving garbage containers up into the staging areas where they can be picked up by the waste removal contractor.

Council directed that Mariner Point be invoiced in the amount of \$150 for each month they utilize the tractor.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:10pm. The next meeting is scheduled for Wednesday, November 9, 2011 at 6:00pm in the meeting room at 1510 West First Avenue.

Respectfully Submitted;

**FALSE CREEK MANAGEMENT (2006) LTD.**



John Cartwright

Agent for Owners, Leasehold Strata Plan VR2096

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**Attention: John Cartwright**  
811 Winthrop Street, New Westminster, BC V3L 5N4  
Phone: 604-395-5062 Fax: 604-395-5063  
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**MINUTES OF THE STRATA COUNCIL MEETING OF LEASEHOLD STRATA PLAN VR 2096, ("THE LAGOONS"), HELD ON WEDNESDAY, SEPTEMBER 7, 2011 AT 6:00 p.m. AT THE MARINER POINT MEETING ROOM, 1510 WEST FIRST AVENUE, VANCOUVER, B.C.**

**Council in Attendance:**

Susan Blundell  
Judith Brown  
Margaret Kondrosky  
Donna Lucas

John Sanders

Guest: John Cartwright - False Creek Management (2006) Ltd.

**Regrets:**

Karen Madore  
Kim van der Woerd

**CALL TO ORDER**

The meeting was called to order by council president John Sanders at 6:00pm.

**ADOPTION OF PREVIOUS MINUTES**

It was **RESOLVED** (Blundell/Kondrosky) that the minutes of the regular council meeting held August 3, 2011 be accepted as circulated. **MOTION CARRIED**

**PROPERTY MANAGEMENT REPORT**

**Insurance Claim – Flood Repair in Building H**

Three strata lots within Building H were affected by the flood that occurred on or about July 4, 2011.

The pace of repair work has been slow. Management has asked the insurance adjuster to assist in this matter. One owner expressed concern that proper insulation, vapor barrier, and two layers of drywall as required for fire-proofing be re-installed between their strata lot and their neighbours.

Another of the affected owners has elected renovate their strata lot while this work is in process. This owner has also elected to replace their internal plumbing lines at the same time, and the owner expressed concern to management that the water supply lines inside the strata lot might need replacing. Management asked Service Plus Mechanical to examine the internal plumbing lines while exposed, and the contractor reported to management that the internal plumbing lines are in acceptable condition, and that re-piping the complex is not necessary.

The third strata lot had minimal damage, and the repair is largely complete. This owner proceeded with some of the repair work prior to the award of the insurance repair contract, and took personal financial responsibility for this. In addition, this owner did not want the interior carpet replaced, and instead requested a cash allowance. The resolution of these two matters is now between the owner and the adjuster to be resolved.

During the course of repairs, there were some common area electrical deficiencies identified by the contractor. Management agreed to pay the contractor to repair these in the amount of \$166.88.

#### **Paver Re-leveling – 108-1502 Island Park Walk**

Management presented a quotation in the amount of \$970 plus HST to re-level the outside patio where the pavers have settled due to erosion.

#### **Council Discussion**

This work was authorized by Council

#### **Rooftop Smoke Detector – 1551 Mariner Walk.**

Vancouver Fire and Security has recommended that we replace the smoke sensor on the roof-top air unit, at a cost of \$509 plus HST.

#### **Council Discussion**

This work was authorized by Council

#### **Waterfall Flow – Building F&G**

It has not been possible to effectively modulate water pressure to the waterfall between these two buildings. Due to the nature of the butterfly valve controlling water flow to each of the two waterfalls, the flow to the western-most waterfall is either minimal or at maximum level, which splashes against the end townhouse unit in Building F. Service Plus has recommended the installation of a gate valve in the water supply pipe.

#### **Council Discussion**

Council directed that the Landscape Maintenance Contractors be asked to relocate the rocks at the bottom of the waterfall rather than have the Strata Corporation commit to replace any water supply valves.

### **OLD BUSINESS**

#### **Expenses Shared Between Lagoons (VR2096) and Mariner Point (VR1343)**

Members of Council had previously met informally with Mariner Point representatives ("MP") to discuss concerns shared by the two neighbour strata corporations.

#### **Visitor Parking – Background Discussion**

MP expressed the opinion that prior to the institution of pay parking the visitor parking area was chaotic. MP felt that pay parking was the only way to effectively control the area. MP instituted pay parking not just for the public, but for all MP residents, and then issued visitor parking passes to Lagoons residents as required by the existing Visitor Parking Agreement.

Lagoons expressed concern that 13 of the total of 51 parking stalls have been effectively removed from Lagoons access due to their being designated as "reserved" stalls.



### Visitor Parking – Action Plan

Management requested direction as to how to proceed.

### Council Discussion

Council members commented as follows:

The terms of the Visitor Parking Agreement registered on title still apply, which is that Lagoons has access on a “non-exclusive” basis to the 51 visitor parking stalls. Future Councils and Owners must always be cognizant of this legal right granted to Lagoons.

The present status of the visitor parking agreement is in contravention of the registered Visitor Parking Agreement.

It does appear that the visitor parking area does not experience full occupancy, except for special occasions, such as Canada Day and local Fireworks competition, at which times it is difficult for Lagoons visitors to park.

Therefore, Council directed Management to present the following proposal:

- The terms of the existing Visitor Parking Agreement registered on title continue to be in force.
- An annual agreement is proposed to deal with variances to the Visitor Parking Agreement, which is reviewable by both Strata Corporations on an annual basis.
- The existing number of reserved parking stalls can be maintained at 13, but is not to be increased.
- Lagoons is to be financially compensated for the loss of use of those thirteen parking stalls, in the amount of 50% of the monthly revenue from those parking stalls. This compensation is to be applied to the cost-sharing obligation currently in place between the two Strata Corporations for the cost of operating the visitor parking area.

### Replacement of MP vehicle access gates.

MP has proposed that three parking gates be replaced, and that Lagoons participate in the cost of their replacement.

### Council Discussion

Management has asked MP management for clarification as to why replacement is necessary. To date, no response has been received. Consideration of the matter was therefore deferred by Council.

### Proposal to Replace Three Trees along Fire Lane

Island Cove, a neighbour strata corporation at 1515 West Second Avenue, has requested that it be allowed to remove three trees along the fire lane on the Lagoons side between it and building K. Representatives of both strata corporations met informally on site to discuss this request, and Lagoons council members requested that a detailed proposal be submitted for consideration. To date, this has not been received, and as such, no action on the part of Lagoons is contemplated.

### Apartment Building Signage

Management reported that a quote in the amount of \$845 plus HST had been submitted to install addressing on the fascia of both apartment lobby canopies in order to prominently display the address to visitors. A proof based on photographs provided by management will be submitted by the signage contractor. This is still in process. In addition, a quotation for extra “no parking” signs was submitted in the amount of \$152 plus HST.

### **Litigation Update – Prior Owner**

A settlement conference is set for September 28, 2011. It is hoped that this matter can be resolved then.

The matter has now been split into two parts;

- A small claims court action over the costs associated with the prior owner not reporting water ingress on a timely basis which resulted in the need to incur additional repair costs in the amount of \$25,000, and
- The issue of delinquent strata fees, fines, penalties, and interest owed by the prior owner, which is currently being held in a segregated trust account in the amount of \$ 29,687.97. This second matter was removed from the small claims action due to the fact that Small Claims Court does not have jurisdiction over the claimed debt.

The Owner who agreed to steer this litigation has recently listed their strata lot for sale. Council members expressed concern regarding this, and instructed Management to inquire with another Lagoons owner who is a lawyer whether they would be willing to assist in the case where this Owner relocates away from the complex, failing which, outside legal counsel would need to be engaged.

### **Gardening Report – Margaret Kondrosky**

- The gardeners have been spending much of their time allotment on weeding due to the cooler weather experienced up until the end of July.
- The discretionary project between 1551 Mariner Walk and the Seawall has been completed and invoiced in the amount of \$ 7,504. This involved removal of all weed infested hedging, improvements to drainage, and installation of new plant material.
- A birch tree on the west side of 1551 Mariner Walk was pruned back by Brothers Tree Service after residents complained about the presence of sticky residue on their patios and balconies
- Lack of irrigation in parts of the complex is becoming a problem, and will need to be addressed during the winter months. This will involve adding additional sprinkler lines to serve areas not currently being irrigated.

### **Council Discussion**

It was noted that Gardening represents the single largest discretionary expenditure by the Strata Corporation. It was suggested that council compile a list of suggested improvements and that the entire contract, including improvements, be put out to tender over the winter months.

### **Apartment Balcony Test Repair - #207 – 1502 Island Park Walk.**

Management reported that this repair has not yet been commenced as of the date of the meeting. Since authorizing this repair to be done with 1X6 pressure treated lumber, alternate decking material has been brought to Management's attention, which is a recycled plastic one foot square tile resembling 1X2 wood decking with a plastic underlay. This alternate will be reviewed with the contractor prior to the work commencing.

### **CORRESPONDANCE**

An owner provided written complaint that in his opinion another owner is renting out their strata lot.

Council directed that upon verifying the written statement of the owner, that this contention be pursued with the strata lot owner who, it is alleged, is renting out their strata lot in contravention of the Bylaws of the Strata Corporation. Council members expressed strong concern regarding this matter, and advised Management that it must be dealt with utmost seriousness, including fines to the full extent set out in the Strata Corporation Bylaws.

Management indicated it has attempted to contact the owner, who is resident in Hong Kong, but to no avail. There is a family member residing locally, but this individual has not returned Management's phone calls. The mailing address given by the owner is returned to Management.

## **FINANCIAL REPORT**

### **Operating Statement for the Five Months Ended July 31, 2011.**

Treasurer Susan Blundell reported that her review of the accounting systems and reporting were complete, and she was in a position to recommend acceptance of the internal financial statements provided to July 31, 2011.

It was therefore **RESOLVED** ( Kondrosky/Sanders) that the Operating Statements for the months up to and including July 31, 2011 be accepted as circulated. **MOTION CARRIED**

### **Resolution to Borrow from the Contingency Reserve Fund**

Management reported that the Strata Corporation did not have adequate funds to pay the invoice for the annual insurance coverage, in the amount of \$51,693, and sought approval to borrow funds from the Contingency Reserve Fund.

#### **Council Discussion**

Council directed that payment for the insurance invoice be split into four monthly amounts and paid by December 31, 2011. Consideration of a resolution to borrow from the Contingency Reserve Fund was deferred.

### **Cash Flow Concerns**

Management reviewed with Council its memo to Council setting out the current finances of the Strata Corporation, along with its projection to fiscal year end.

#### **Council Discussion**

Council members stated that it is important to control any discretionary costs, and indicated that in the coming months it would set forward a list of fiscal requirements, along with discretionary expenditures to be reviewed as preparation for the next annual general meeting.

In the interim council directed that a number of measures be taken:

- Water supply to both ponds be shut off effective September 30.
- Water meters be installed in the west pond, along with the irrigation water supply system

## **NEW BUSINESS**

### **Chargeback of Insurance Deductible**

\$15,000 has been charged to the Strata Corporation as its deductible in the water damage claim recently initiated by the Strata Corporation as a result of water damage incurred in three strata lots in Building H. The source of this loss was a cracked water tank in a toilet in one of the strata lots. The magnitude of the loss was compounded by the absence of the owners for a period of four days, during which the water escape continued unabated.

According to the Strata Corporation Bylaws, the following provision applies:

*“4.4 An owner shall indemnify and save harmless the Strata Corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot by the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, and for the purposes of bylaws 4.1, 4.2 and 4.3, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the Strata Corporation as insurance coverage and will be charged to the owner. “*

Management sought Council direction as to the disposition of this invoice rendered to the Strata Corporation.

#### **Council Resolution**

It was RESOLVED (Blundell/Brown) that the cost of the Insurance Deductible in the amount of \$15,000 be invoiced to the Strata Lot where the loss originated, as per the provisions of the Bylaws of Strata Plan VR2096 **MOTION CARRIED.**

#### **ADJOURNMENT**

Due to time constraints the meeting was adjourned at 8:05pm, to be resumed Friday, September 9, 2011 at 9:30am at the same place.

#### **RESUMPTION OF COUNCIL MEETING**

##### **Council in Attendance:**

Susan Blundell  
Margaret Kondrosky  
Donna Lucas  
John Sanders

##### **Regrets:**

Judith Brown  
Karen Madore  
Kim van der Woerd

Guest: John Cartwright - False Creek Management (2006) Ltd.

#### **CALL TO ORDER**

The meeting was reconvened by council president John Sanders at 9:35am.

#### **NEW BUSINESS**

##### **Financial Planning**

Council members resumed discussion of financial concerns of the Strata Corporation, and directed as follows:

##### **Landscaping Expense**

Council directed that no further discretionary expenditures take place

##### **Water Usage**

Council directed that meters be installed if possible on the irrigation system and the west pond. The east pond already has such a meter in place.

### Renovation of Apartment Lobbies

Council directed management to contact a number of glazing companies to obtain quotes to renovate the skylight structures in each apartment building as part of planning for the expenditures to be proposed in the next fiscal year.

### Allocation of Common Area Costs

According to unit entitlement, the allocation of common area expenses is 57.37% Apartments, and 42.63% Townhouse. Treasurer Blundell noted that certain expense categories are allocated to the Apartment strata lots in a greater proportion than unit entitlement.

These include:

Elevator Expense	100% Apartment
Electricity Expense	80% Apartment
Fire Protection Expense	89.34% Apartment
Enterphone Expense	100% Apartment

Treasurer Blundell stated that the allocation of common area costs should be reviewed with the owners at the next annual general meeting. The balance of Council members agreed that this should take place.

### Parking Along Fire Lane

Council members noted continued problems with parking along the east pond, between Buildings K and L. Council directed that proper Trades-Person identification be provided to the Trades people engaged by the Strata Corporation, and that all others be given first a written warning, subsequent to which vehicles would be towed without further notice.

### ADJOURNMENT

There being no further business, the meeting was adjourned at 11:00 am. The next meeting is scheduled for Wednesday, October 19, 2011 at 6:00pm in the meeting room at 1510 West First Avenue.

Respectfully Submitted;

**FALSE CREEK MANAGEMENT (2006) LTD.**



John Cartwright

Agent for Owners, Leasehold Strata Plan VR2096

#### MINUTES RETENTION

It is recommended that owners retain their copies of all minutes for their own future reference and, for use by Realtors and prospective purchasers from whom such requests are increasing, upon listing of their strata lot for sale. Please note that there is a charge for the cost of photocopying and providing back issues of minutes and/or financial statements.

#### INSURANCE

The Strata Corporation wishes to remind all residents that, while the building is adequately insured, *including your strata lot*, Owners should ensure that they have current insurance coverage in place for their personal contents (located in-suite, storage room and parking garage), personal liability coverage for the tenant or the Unit Owner and insurance coverage for any improvements that have been made to your unit. For more information, please contact your insurance agent as to personal coverage required including loss of rents or loss of use in the event of a major water escape, etc

**Prepared by: FALSE CREEK MANAGEMENT (2006) LTD.**  
**Attention: John Cartwright**  
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Email: fcmjohn@shaw.ca

**MINUTES OF THE STRATA COUNCIL MEETING OF LEASEHOLD STRATA PLAN VR 2096, THE LAGOONS, HELD ON WEDNESDAY, AUGUST 3, 2011 AT 6:00 p.m. AT THE MARINER POINT MEETING ROOM, 1510 WEST FIRST AVENUE, VANCOUVER, B.C.**

<b>Council in Attendance:</b>	<b>Regrets:</b>
Susan Blundell	Kim van der Woerd
Judith Brown	
Margaret Kondrosky	
Donna Lucas	
Karen Madore	
John Sanders	
Guest: John Cartwright - False Creek Management (2006) Ltd.	

**CALL TO ORDER**

The meeting was called to order by council president John Sanders at 6:05pm.

**ADOPTION OF PREVIOUS MINUTES**

It was **RESOLVED** (Kondrosky/Sanders) that the minutes of the regular council meeting held July 6, 2011 be accepted as circulated.  
**MOTION CARRIED**

**PROPERTY MANAGEMENT REPORT**

**Lobby Repainting/ Elevator Rail Refinishing**

Several deficiencies remain to be corrected prior to settling this account. Some additional work was approved, including repainting the French doors in both lobbies and ceilings throughout. The elevator rails were problematic in that they could not be removed for refinishing without dismantling the laminate wall material.

**Distribution of Minutes**

Council Meeting Minutes are currently published online when approved by council at falsecreekmanagement.ca. Management suggested to council that it deviate somewhat from the policy of paperless minutes, and place a dozen or so copies of the minutes in each lobby once they are published. Management has email addresses for only 40 or so residents, so that isn't currently a viable option for getting minutes out to all residents.

Council directed that management post a notice in the common areas reiterating that minutes are published online, and provide a reminder of how they can be accessed. Council further directed that paper copies of minutes are not to be provided to the buildings unless owners specifically request them.

### **Rooftop Intruder**

Two residents reported the sound of heavy footsteps on the rooftop of 1502 Island Park Walk on one occasion approximately a week ago at around 1:00 a.m. The police were alerted and attended, but did not discover an intruder. A lock has been installed on the roof hatch in the interim.

### **Discussion**

Council members directed that locks be placed on the roof hatches for both buildings.

### **Insurance Claim for Flood Damage– Building H**

The repair scope of work was finalized July 29, 2011. Quotes from two restoration companies are expected by August 5, 2011. The work is expected to be awarded on that date. Three strata lots were damaged by the flooding. One strata lot owner has arranged directly with Angel Restoration to expedite part of the work sooner than envisioned in the current repair process. The owner has agreed to be directly financially responsible for this cost, and according to conversations between Management and the owner, will seek reimbursement from the Insurers. This financial arrangement is outside the strata corporation.

The total cost of the repair to the three affected strata lots is estimated to be approximately \$85,000.

At a future date, the strata corporation will receive an invoice for the deductible portion of this work, in the amount of \$15,000. It will then be the decision of the Strata Council as to whether this amount be charged back to the strata lot where the flood originated. Section 4.4 of the Strata Corporation bylaws set out the responsibility of an owner where the loss originated.

- 4.4 *An owner shall indemnify and save harmless the Strata Corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot by the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, and for the purposes of bylaws 4.1, 4.2 and 4.3, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the Strata Corporation as insurance coverage and will be charged to the owner.*

One of the two other affected owners has raised the question of whether their own insurance deductible will be reimbursed to them as part of this restoration work.

### **Discussion**

Several Council members voiced the opinion that any discussion of reimbursement of insurance deductible for strata lots affected by flooding from another strata lot should occur between owners, and not involve the strata corporation. Management indicated it would review this issue with the Adjuster for the Strata Corporation Insurance.

Council raised the issue of who will supervise the repairs. Management indicated that it is the Adjuster for the Strata Corporation insurance that approves the scope of work, and in consultation with Management recommends who the work should be awarded to.

Management also will monitor the repair as it proceeds. Affected owners are encouraged, however, to keep a critical eye on the ongoing work, and raise any issues that cause concern during the process.

Council members reiterated their concern that all owners should take the pro-active step of shutting off their water supply should they plan to be absent for even a few days.

***All owners are reminded that should an absence from the strata lot be planned, that the water supply valve, typically located adjacent to the hot water tank, be shut off to avoid the risk of flood.***

**Report of Roof Leak – 1591 Mariner Walk**

The owners report staining of the ceiling in their stairwell. This is in the identical location as previously dealt with in another townhouse strata lot. Paul Donovan, of Canada Waterproofing has been asked to investigate and repair.

**Pond Maintenance**

The gardeners have committed to allocate worker(s) in the pond for another round of dead plant removal, to be completed by August 5, 2011. It is likely that this clean up will need to be repeated on at least another two occasions. In addition, the caretaker continues to put the micro-biobial agent into the ponds as supplied by Advance Chemicals Ltd.

**Rooftop Air Circulation – 1502 Island Park Walk**

The electrical control module for the rooftop air circulation fan unit requires replacement. The part has been ordered, and should be installed by August 12, 2011.

**Electrical Vault Cleaning – Part Two**

August 4, 2011 from 9am-3pm, the power will be off for the second stage of the electrical vault cleaning. Sasha Golubic, who is the relief caretaker filling in for Harald Mathes while he is on holiday, will patrol 1502 Island Park Walk, while Mariner Point staff will be stationed at 1530 Mariner Walk.

**Insurance Renewal**

Renewal of the insurance policy was confirmed with the existing broker, CWM Insurance, at an annual premium of \$51,693. The prior year premium was \$58,916. This was accomplished by advising the existing broker that Management was canvassing the market for several alternate quotations. Our annual budget for insurance is \$60,000.

**OLD BUSINESS**

**Meeting with Mariner Point – Strata Plan VR1343**

Council members confirmed August 4, 2011 as the date council members will meet with representatives of the Mariner Point Strata Council.

**Apartment Balcony Test Repair - #207 – 1502 Island Park Walk.**

Replacement of the existing balcony pavers with a system of wood decking accompanied by an appropriate interface material between the wood material and the balcony membrane, has been authorized to the above noted strata lot.

**Discussion**

Several council members urged that this should be addressed with the Building Envelope Warranty provider in the form of a warranty claim under the existing insurance. Management voiced concern that this might not be applicable, as water ingress is not involved.



### **Gardening Report – Margaret Kondrosky**

Due to the weather conditions, the control of weeds has become a large task for the gardeners. It was noted that the irrigation does not appear to be reaching the bank between 1551 Mariner Walk and the east pond. Management will ask the sprinkler maintenance company to look into this.

### **CORRESPONDANCE**

A new owner wrote to management asking whether natural gas could be supplied to his strata lot. Management responded that natural gas service was not provided to the complex, and as such this could not be provided to their strata lot.

An owner wrote to management expressing the following concerns:

- Emergency lighting on the fourth floor did not function during the recently scheduled power outage.
- Debris was noted being left on the patio of an adjacent ground floor strata lot.
- Cracked glass was noted on the sliding glass door of an adjacent strata lot.

Management will attend to these maintenance issues.

### **FINANCIAL REPORT**

#### **Operating Statement for the Three Months Ended May 31, 2011.**

Review and Acceptance of the Operating Statement was **DEFERRED** by the Treasurer until further review of the financial statements is complete.

#### **Operating Statement for the Four Months Ended June 30, 2011.**

Review and Acceptance of the Operating Statement was **DEFERRED** by the Treasurer until further review of the financial statements is complete.

### **Accounts Receivable**

Management reviewed with Council the current status of amounts owed to the Strata Corporation.

Amount owing from Strata Plan VR1343 (\$4,116.00) relates to a proportionate share of costs to re-level the pavers along Mariner Walk, and will be the subject of discussion with Mariner Point Council.

Amount owing from Pacific Institute of Culinary Arts (\$1,995.00) relates to a proportionate share of costs to re-level the pavers adjacent to the Cooking School, which was invoiced to Management for the Owner at the Main Gate commercial building. Management for Main Gate has denied financial responsibility for this, so as such it is not expected that this will be paid, and will likely be written off prior to the fiscal year-end for the Strata Corporation.

## **NEW BUSINESS**

### **Boulevard Trees between Island Cove and Lagoons**

Council for Island Cove (1515 West Second Avenue) has requested a meeting with Lagoons Council to propose removal of three trees located between their building and Lagoons, which are adjacent to building K.

Council members have agreed to meet with them to hear their concerns.

### **Site Signage**

One council member indicated that visitors have a difficult time locating the various buildings within the complex. It was suggested that new signage be installed to better inform visitors as to the location of the individual buildings. Management indicated it would solicit a signage design proposal to be brought forward to the next council meeting.

### **Recycling Signage**

One council member advised that some of the labeling on the recycling bins has worn off, and further expressed the view that owners do not have the benefit of proper instructional signage as to handling and placement of recyclable materials. Management will look into whether additional signage can be provided for the benefit of owners.

### **Ground Lease with the City of Vancouver**

It was decided by council members that a working group comprised of members John Sanders and Donna Lucas would form a sub-committee to pursue options available to the Strata Corporation with respect to renewal of the Ground Lease.

### **Capital Project – Renovation of Apartment Lobbies.**

One council member voiced the opinion that the Strata Corporation should plan to renovate the two apartment lobbies, including replacement of the current skylight structures. Management indicated that any expenditure of this nature would need to be put to the owners for approval at a Special or Annual General Meeting, as there was currently no budgetary approval for this.

Council instructed Management to do the following:

- Contact an architect and solicit a proposal to do a design to renovate both lobbies
- Seek out a budgetary estimate as to what the Order of Magnitude Costs would be for such expenditure.
- Request comment from an architect as to the process for municipal approval for an exterior alteration such as this.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:50 pm. The next meeting is scheduled for Wednesday, September 7, 2011 in the meeting room at 1510 West First Avenue, the time to be confirmed.

Respectfully Submitted;

**FALSE CREEK MANAGEMENT (2006) LTD.**



John Cartwright

Agent for Owners, Leasehold Strata Plan VR2096

### **MINUTES RETENTION**

It is recommended that owners retain their copies of all minutes for their own future reference and, for use by Realtors and prospective purchasers from whom such requests are increasing, upon listing of their strata lot for sale. Please note that there is a charge for the cost of photocopying and providing back issues of minutes and/or financial statements.

### **INSURANCE**

The Strata Corporation wishes to remind all residents that, while the building is adequately insured, *including your strata lot*, Owners should ensure that they have current insurance coverage in place for their personal contents (located in-suite, storage room and parking garage), personal liability coverage for the tenant or the Unit Owner and insurance coverage for any improvements that have been made to your unit. For more information, please contact your insurance agent as to personal coverage required including loss of rents or loss of use in the event of a major water escape, etc

**Prepared by: FALSE CREEK MANAGEMENT (2006) LTD.**  
**Attention: John Cartwright**  
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Email: fcmjohn@shaw.ca

**MINUTES OF THE STRATA COUNCIL MEETING OF LEASEHOLD STRATA PLAN VR 2096, THE LAGOONS, HELD ON WEDNESDAY, JULY 6, 2011 AT 6:00 p.m. AT THE MARINER POINT MEETING ROOM, 1510 WEST FIRST AVENUE, VANCOUVER, B.C.**

**Council in Attendance:**

Margaret Kondrosky  
Donna Lucas  
John Sanders  
Kim van der Woerd

**Regrets:**

Susan Blundell  
Judith Brown  
Karen Madore

Guests: John Cartwright - False Creek Management (2006) Ltd.

**CALL TO ORDER**

The meeting was called to order by council president John Sanders at 6:25pm.

**ADOPTION OF PREVIOUS MINUTES**

It was **RESOLVED** (Brown/Kondrosky) that the minutes of the regular council meeting held April 4, 2011 be accepted as circulated:

**Proposed Amendment**

Further to comments received from one owner, an amendment was proposed dealing with litigation commenced against a former owner.

**AMENDMENT CARRIED**

The question was then called on the April 4, 2011 minutes as once amended:

**MOTION CARRIED**

**PROPERTY MANAGEMENT REPORT**

**Lobby Repainting/ Elevator Rail Refinishing**

Pierre Blanshard has been awarded the contract to re-paint both lobbies and refinish the elevator rails, and will commence the work in early July.

**Window Washing**

Window cleaning is complete. Notice to Owners to report any deficiencies has been posted. To date, only one report has been submitted.

**Visitor Parking – Mariner Point**

Several complaints were received stating that the visitor parking area is full, and Lagoons guests cannot be accommodated. This is likely seasonal, but is a problem.

**Fire Safety Monitoring – Vancouver Fire and Security**

The above company performs the monitoring of our elevators. However, the fire safety system itself is not presently monitored, management has discovered. Management is working with Vancouver Fire and Security to ensure that fire monitoring is in place as soon as possible.

### **Accounts Payable**

The postal strike resulted in most trade payables being held back. These will now be paid up to date and all accounts payable should be fully current by July 15, 2011.

### **OLD BUSINESS**

#### **Meeting with Mariner Point (Strata Plan VR1343)**

It was agreed that John Sanders, Margaret Kondrosky, and Donna Lucas would attend an informal meeting with Mariner Point, the date and time to be set between John Sanders and the president of the strata council for Mariner Point.

#### **Grounds Report – Margaret Kondrosky (gardening liaison)**

Our surroundings are vastly improved since last year, and now that the sun is here we should see a great deal of growth and variety in foliage and colour. The East Lagoon banks are particularly satisfying after a long wait.

The gardening crew will be spending the summer on routine maintenance such as weeding, dead-heading, thinning, and fertilizing, plus hand watering the various annuals and plants that are not reached by the irrigation system. As you can understand, this process is time consuming and labour intensive. The overall results are rewarding though and well worth the effort.

There is only one big project underway this summer, and that is the hedge area at the top of the grassy knoll on Island Park Walk at 1551. This should be finished by early fall as it involves removal, re-drainage and replanting, all in due course.

The crew will also be working on the raking of the milfoil in the lagoons (particularly the West Lagoon) and we should soon see the end of the scum situation.

**AS WE HAVE PREVIOUSLY REQUESTED, OWNERS ARE ASKED TO DIRECT THEIR CONCERNS OR SUGGESTIONS REGARDING THE GROUNDS OR LAGOONS TO MANAGAEMENT/COUNCIL AND NOT TO THE WORKERS THEMSELVES.**

#### **Discussion**

Council members discussed the recently authorized work to remove dead plant material from the surface of the west pond. It was decided that in order to properly deal with this issue, the work would need to be re-visited every three weeks for the summer period.

In addition, council asked management to inquire with the Grounds Maintenance crew to see if further labour resources could be committed to this issue in the short term.

Council member Donna Lucas inquired as to whether other members had considered the work done by Enviro Science Inc. <http://enviroscienceinc.com/> where the introduction of plant eating weevils into the water was suggested as a long-term solution to the buildup of dead plant material. Members present agreed to look further into the proposals suggested by the firm, but in the meantime elected to continue with the maintenance plan currently in place.

Advance Chemicals Ltd., <http://www.advancechemicals.ca>, who specialize in pond remediation, currently supply a microbiobial agent that is introduced daily in the non-winter months into each pond to assist in the breakdown of dead plant material and restoration of water quality. Representative Karen Madill recently inspected the two ponds, and indicated that the agent was working well and that for the next few months, it will be important to skim off the dead plant material on a regular basis.

Council directed management to post a notice around the complex setting out the plan being carried out with respect to the maintenance of the two ponds.

## **CORRESPONDANCE**

No correspondence was presented at this meeting.

## **FINANCIAL REPORT**

### **Operating Statement for the Three Months Ended May 31, 2011.**

Review and Acceptance of the Operating Statement was **DEFERRED** as the Treasurer was not able to be present.

## **NEW BUSINESS**

### **Report of Water Damage – 1569 Mariner Walk**

Management was informed on Monday, July 4, 2011 of a significant flood that occurred in 1569 Mariner Walk, and which affected two neighbours, 1567 and 1573 Mariner Walk.

Emergency restoration was authorized by Management in order to mitigate damage. At this juncture, management advised council that the amount of the total claim will very likely exceed the current deductible for insurance purposes, which is \$15,000.

Management dispatched the mechanical maintenance contractor for the complex to confirm the cause of the water damage, and it was communicated to management that the cause was a crack in a toilet tank in the washroom on the third floor of 1569 Mariner Walk.

Discussion ensued as to the responsibility of the Strata Corporation in this matter, and management indicated that it is the duty of the Strata Corporation, under the Strata Property Act, to insure the common property, common assets, and individual strata lots of the Strata Corporation to the level equivalent to the finishes installed when the complex was constructed.

The owner(s) of the three affected strata lots are responsible to insure their contents, any improvements, and finally to cover the eventually where the Strata Corporation elects to charge any insurance deductible back to the strata lot in question, as set out in the Strata Corporation bylaws.

Management indicated that as the cause was a fixture contained wholly within the strata lot, and was not caused by a common area issue, such as burst pipes in the wall, that Management would seek to charge the insurance deductible back to the strata lot in question, so that this could then be claimed under the Homeowner's own insurance policy.

**OWNERS ARE REMINDED TO REVIEW THEIR INSURANCE COVERAGE ON AN ANNUAL BASIS TO ENSURE THAT THEIR IMPROVEMENTS, CONTENTS, AND COVERAGE RELATED TO POSSIBLE CHARGEBACK OF INSURANCE DEDUCTIBLE, ARE UP TO DATE.**

**OWNERS ARE ALSO STRONGLY ADVISED THAT IN THE EVENT THEY PLAN TO BE ABSENT FROM THEIR STRATA LOT FOR ANY PERIOD OF TIME, THAT THEY TAKE TIME TO SHUT OFF THEIR WATER SUPPLY VALVE, WHICH GENERALLY IS LOCATED ADJACENT TO THE HOT WATER HEATER. IN ADDITION, THE HEAT SETTING ON THE HOT WATER TANK SHOULD BE SET TO THE LOWEST POSSIBLE HEAT SETTING.**

### **Building Envelope Maintenance**

Management indicated that it has been in discussions with Canada Waterproofing Ltd. to perform a test modification of one of the Apartment balconies, in this case #207-1502 Island Park Walk. Progress on this issue has been slow, and management will work towards getting this work moving.

Council members expressed the view that the rubber pavers installed on the Apartment balconies were never suitable, and should be replaced at no cost to the Strata Corporation. Management indicated it would explore this issue with RDH Engineering Ltd.

Further, Council members indicated that the curved sections of plexi-glass installed particularly in 1502 Island Park Walk were never acceptable, as they contained bubbles, and were difficult to see through. Again, management indicated it would explore this issue with RDH Engineering Ltd.

#### **Ground Lease**

Council members discussed the formation of a working group to review the ground lease, and possibly lay the ground work for discussions with the City of Vancouver regarding renewal of the lease. Council members discussed the possibility that all owners may not be fully cognizant of the status of the ground lease, and the mechanism for its renewal.

Management indicated that one of the owners indicated that a legal opinion exists regarding renewal of the ground lease. Management will endeavor to obtain a copy of this legal opinion as a starting point.

Council directed management to secure electronic copies of all agreements currently registered on title, including the ground lease, and have them posted on management's website so that all owners can have access to them.

#### **Smoking on Common and Limited Common Property**

One council member brought forward a request that owners be asked to consider a bylaw revision that would ban smoking on common and limited common property.

Management indicated it would seek legal advice as to the current status of this issue, and report back to Council.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:30 pm. The next meeting is scheduled for Wednesday, August 3, 2011 at 6:00 pm, in the meeting room at 1510 West First Avenue.

Respectfully Submitted;

**FALSE CREEK MANAGEMENT (2006) LTD.**



John Cartwright  
Agent for Owners, Leasehold Strata Plan VR2096

#### **MINUTES RETENTION**

It is recommended that owners retain their copies of all minutes for their own future reference and, for use by Realtors and prospective purchasers from whom such requests are increasing, upon listing of their strata lot for sale. Please note that there is a charge for the cost of photocopying and providing back issues of minutes and/or financial statements.

#### **INSURANCE**

The Strata Corporation wishes to remind all residents that, while the building is adequately insured, *including your strata lot*, Owners should ensure that they have current insurance coverage in place for their personal contents (located in-suite, storage room and parking garage), personal liability coverage for the tenant or the Unit Owner and insurance coverage for any improvements that have been made to your unit. For more information, please contact your insurance agent as to personal coverage required including loss of rents or loss of use in the event of a major water escape, etc