

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN VR2096, ("THE LAGOONS"), HELD ON THURSDAY, AUGUST 8, 2013 AT 6:30 P.M. AT THE MEETING ROOM AT MARINER POINT, 1510 WEST 1ST AVENUE, VANCOUVER, B.C.

ELECTING THE CHAIRPERSON OF THE MEETING

The meeting was called to order at 6.30 p.m. by council president John Sanders. Mr. Sanders advised that neither he nor the Vice-President of the Strata Council wished to chair the meeting, and had requested that the property manager do so. Mr. Cartwright advised that a majority resolution was required in order for this to proceed.

Majority Vote Resolution

It was **RESOLVED**, (K. Madore SL51) and **SECONDED**, (A. Herbert SL55) that property manager John Cartwright chair the meeting.

MOTION CARRIED

CALLING OF THE ROLL, CERTIFICATION OF PROXIES, ISSUANCE OF VOTING CARDS, AND FILING OF PROOF OF NOTICE OF SPECIAL GENERAL MEETING

It was reported that of the 89 strata lots, 28 owners were present in person and 15 owners by proxy, for the total of 43 owners. The Strata Property Act of British Columbia requires that a quorum of at least one-third of eligible strata lots be present, which would require 30 strata lots present either in person or by proxy. As 43 strata lots were present, the meeting was therefore considered legally constituted to proceed.

It was **RESOLVED**, (S. Blundell, SL29) and **SECONDED**, (J. Sanders SL52), as a majority vote of the Owners, Strata Plan VR2096 that the Calling of the Roll, Certification of Proxies, Distribution of Voting Cards, and Filing of Proof of Notice of the Meeting dated July 19, 2013, be confirmed as per the requirements of the Strata Property Act.

MOTION CARRIED

NEW BUSINESS

THREE QUARTER RESOLUTION #A: Sanitary Drainage Repair Special Levy

It was **RESOLVED** by G. Stewart (SL 78) and **SECONDED** by K. Van Der Woerd (SL 12), as a three-quarter vote of the Owners, Strata Plan VR2096, that the following resolution be adopted as circulated:

BE IT FIRSTLY RESOLVED AS A THREE-QUARTER VOTE OF THE STRATA CORPORATION VR2096 that a special levy in the amount of two hundred eight thousand dollars \$208,000 be approved by the Owners for the purpose of replacement of the sanitary line under building F.

SECONDLY, BE IT RESOLVED AS A THREE-QUARTER VOTE OF THE STRATA CORPORATION VR2096 that any funds remaining after the repair to Building F is completed are hereby authorized by the Owners to be deposited into the Contingency Reserve Fund.

LASTLY, BE IT FURTHER RESOLVED AS A THREE-QUARTER VOTE OF THE STRATA CORPORATION VR2096 that this levy be due and payable as of the date of approval by the owners, but which can be paid in two equal installments on or before September 1, 2013, and November 1, 2013. (End of motion)



Discussion

Owners were interested in the history of the building and whether these problems have occurred before. Management noted that Building F has had a history of sanitary line repairs over the years, requiring localized repairs in four of the five units. In all prior cases, the repairs were done by excavation through the ground floor of the building to reduce costs. These costs were generally declared as emergency expenses and withdrawn from the contingency reserve fund; special levies were not required. In this case, council directed management to engage a building engineer to provide direction towards a full and final solution to the problem.

One Owner was concerned that this problem could be systemic and require repairs in all buildings. Council noted that other buildings' sanitary lines are primarily in the parking areas, where as this building's sanitary line is buried under ground. This issues associated with Building F appear to be isolated and do not reflect the condition of the sanitary drainage system in other buildings.

One Owner asked about future access to the sanitary line if maintenance is required. Management noted that the contractor has built two permanent access points under the ground floor patios of 1590 and 1592 Mariners Walk. A third permanent access way is proposed at the opposite end of the building, at 1598 Mariners Walk. At this time, council does not plan to back fill the excavation. The building is constructed on piles and backfill is not required for structural purposes.

Consulting Engineer from RDH Building Engineering has recommended that the sanitary pipe would be replaced or re-levelled for its entire length. Current sanitary line is hanging from metal support bars and does not have the required grade due to soil settlement over time, which has put pressure on the sanitary line as it has settled over time.

One Owner requested that a City of Vancouver Engineer be consulted to ensure that the current work being performed under Building F will coincide with the planned rebuild of the city sanitary line along the seawall. To date, the City of Vancouver has not been forthcoming with their plans or the work timeline.

Management noted that the proposed budget for the repair is conservative in nature, and based on figures provided by RDH Building Engineering Ltd. Council has indicated it will work to minimize the final costs of this repair.

The question was then called on the proposed resolution.

Voting Results

In Favor	42
Against	1
Abstentions	0

MOTION CARRIED**NEW BUSINESS****Electronic Version of Minutes**

Owners were concerned that they were not receiving electronic copies of council meeting minutes. Management will address the issue to ensure all owners are advised when minutes are posted.

Pest Control

Owners have noticed an increase in pest activity, such as mice and river otters. River Otters are protected and therefore, cannot be trapped. Management is in consultation with CanForce Pest Control for a solution to the river otter issue. Bait stations are provided to the complex and regularly serviced to reduce the mice presence.

Council Appreciation

Mr. G. Stewart (SL 78) would like to thank the council for their time, hard work and overall contributions towards the benefit of the strata owners.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:10pm.

Respectfully Submitted;

FALSE CREEK MANAGEMENT (2006) LTD.

John Cartwright, Agent for Owners, Strata Plan VR2096

www.falsecreekmanagement.ca

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**

STRATA PLAN VR 2096: THE LAGOONS

Special General Meeting

Meeting Room at Mariner Point

1510 West 1st Ave, Vancouver

Thursday, August 8, 2013

Registration Opens at 6:00pm

Meeting Starts at 6:30pm

Please be advised that a Special General Meeting of the Owners, Strata Plan VR2096, has been called by the strata council. It will be held on Thursday, August 8, 2013.

Date: July 19, 2013

THE LAGOONS – Leasehold Strata Plan VR2096

TO: All Owners, Strata Plan VR2096
RE: Special General Meeting
DATE: Thursday, August 8, 2013

Please be advised that a Special General Meeting of the Owners, Strata Plan VR2096, will be held on Thursday, August 8, 2013, at 6:30 p.m. at the **Mariner Point Meeting Room, 1510 1st Ave, Vancouver, BC.** (Registration will commence at 6:00 p.m.)

Enclosed please find the following items:

1. Proposed Agenda
2. Three-Quarter Vote Resolution #1– Sanitary Drainage Repair Special Levy
3. Schedule of Special Levy Contributions Related to Resolution #1
4. Proxy Appointment Form

Please be reminded that you may not be entitled to vote at a General Meeting if The Strata Corporation has a lien or is in a position to place a lien on your property. Kindly ensure that your account is up-to-date.

Should you require any further information or assistance regarding the foregoing and attached, please do not hesitate to contact this office.

Yours truly,
FALSE CREEK MANAGEMENT (2006) LTD.

John Cartwright
Agent for Owners, Strata Plan VR2096

THE LAGOONS STRATA PLAN VR 2096
A G E N D A

Annual General Meeting of the Owners, Strata Plan VR 2096, to be held on Thursday, August 8, 2013, at 6:30 p.m. in the Meeting Room at Mariner Point, 1510 West 1st Avenue, Vancouver (at the rear) (**Registration will commence at 6:00 p.m.**)

- 1) Call to Order.
- 2) Electing the Chairperson of the meeting, if necessary.
- 3) Call of the Roll, certifying of Proxies and issuing of voting cards for each Strata Lot represented at the meeting.
- 4) Filing of Proof of Notice of meeting dated July 19, 2013.
- 5) New Business
 - a. Three-Quarter Vote Resolution #1– Sanitary Drainage Repair Special Levy
- 6) Adjournment.

PLEASE NOTE:

Please be advised that should you decide to leave the meeting before adjournment, you may **NOT** pass your own voting cards and ballots, or proxy ballots and voting cards, to anyone else who is remaining at the meeting. The only person who may vote on behalf of another owner is the designated and registered proxy holder.

A.) THREE QUARTER VOTE RESOLUTION – Sanitary Drainage Repair Special Levy

Subject:

- a.) To approve funding by special levy to pay for emergency repairs completed to date to Building F (1590-1598 Island Park Walk).
- b.) To raise further funding in order to complete repairs to Building F.
- c.) To replenish the Contingency Reserve Fund with any monies remaining subsequent to final repair of Building F.

The Resolution:

BE IT FIRSTLY RESOLVED AS A THREE-QUARTER VOTE OF THE STRATA CORPORATION VR2096 that a special levy in the amount of two hundred eight thousand dollars \$208,000 be approved by the Owners for the purpose of replacement of the sanitary line under building F.

SECONDLY, BE IT RESOLVED AS A THREE-QUARTER VOTE OF THE STRATA CORPORATION VR2096 that any funds remaining after the repair to Building F is completed are hereby authorized by the Owners to be deposited into the Contingency Reserve Fund.

LASTLY, BE IT FURTHER RESOLVED AS A THREE-QUARTER VOTE OF THE STRATA CORPORATION VR2096 that this levy be due and payable as of the date of approval by the owners, but which can be paid in two equal installments on or before September 1, 2013, and November 1, 2013. (end of motion)

Background:

At some point in time during the past six months, the main sanitary drainage pipe under Building F (1590-1598 Island Park Walk) broke. This caused a spill of sewage under Building F, that in turn caused a backup of sewage into two strata lots.

This represents a re-occurrence of this type of damage. There have been several sanitary sewer pipe breakages of a similar nature in Building F spanning the past 15 years. Excavations through the concrete floors were previously done in all but one of the 5 strata lots in order to effect prior repairs. It is conservatively estimated that the direct cost to the Strata Corporation related to repairs of this nature has exceeded \$70,000. That cost would not include insurance related costs incurred as a result of sewer damage to the interior of the strata lots.

The design of the sanitary drainage system under Building F is such that the pipes are suspended with metal hangers attached to the underside of the ground level concrete floor. Once hung in place, the pipes were buried with structural fill in order to allow the pouring of the concrete floor slab. Over time, the ground settled away from the building, putting stress on the pipes as it subsided. This has created a pipe system

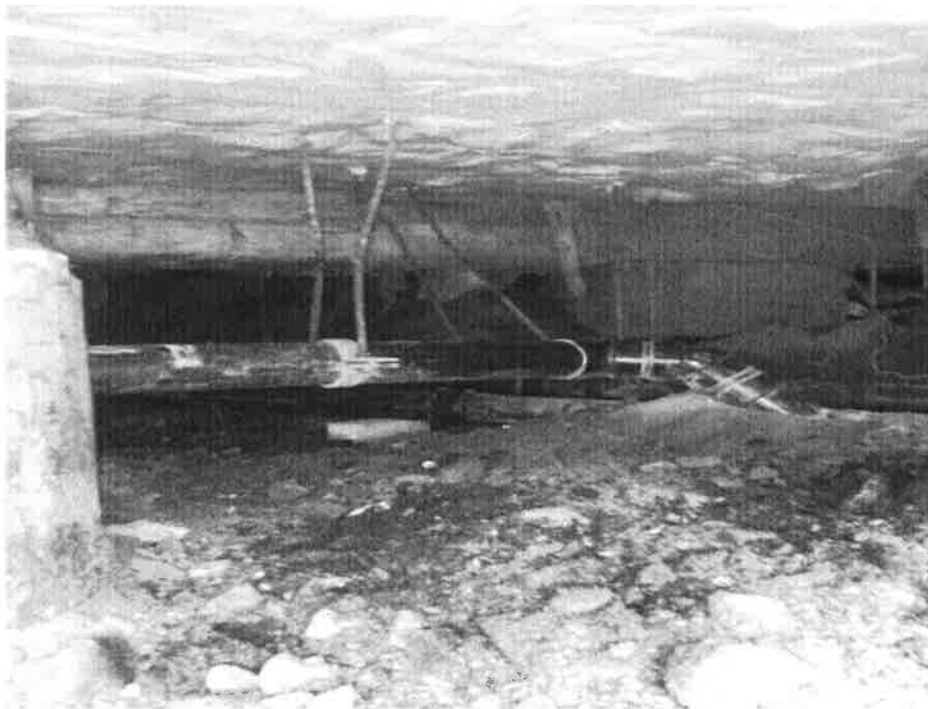
with an uneven slope, and in several cases a bend or bow in the sanitary line. The stress on the pipe has also caused breakages in the pipe. Below is a picture of part of the drainage system that has had the structural fill removed.

Upon review of the history of these occurrences Council directed that a consulting engineer be engaged to review the problem and make recommendations as to a full and final repair. At this point in time, the break in the sanitary drainage line has been located and repaired. Total Cost to June 30, 2013 directly related to this problem is \$87,364.06. However, the faults that likely exist upstream of this breakage still exist.

The Council, in consultation with RDH Building Engineering Ltd., is presently working on what the final resolution of this problem will look like, and what funding may be required.

In discussion with the consultant, the high estimate for the final repair cost, including costs to date, is \$208,000.00

It is proposed that a special levy in the total amount of \$208,000 be considered by the owners. In the event that not all funds are required for this purpose, any surplus would be transferred to the Contingency Reserve Fund.



THE LAGOONS STRATA PLAN VR 2096

PROXY

I/We hereby appoint _____ my/our Proxy to vote on my/our behalf and represent me/us at the Annual General Meeting of The Owners of Strata Plan VR2096 to be held on Thursday, August 8, 2013 at **6:30 p.m.** or at any postponement thereof.

Unit Number _____

Strata Lot Number _____

This proxy cancels and supersedes all previous proxies.

1. Owner's Signature _____

2. Owner's Signature
(If applicable) _____

3. Witness' Signature _____

SIGNED this _____ day of _____, 2013.

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

Email: john@falsecreekmanagement.ca

MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN VR2096, ("THE LAGOONS"), HELD ON WEDNESDAY, JULY 10, 2013 AT 4:00 p.m. IN THE NORTH MARINER POINT MEETING ROOM, 1510 WEST FIRST AVE, VANCOUVER, B.C.

Council in Attendance:

Anthony Barnes
Donna Lucas
John Sanders
Margaret Kondrosky
Susan Blundell
Hans van der Slagt

Regrets:

George Workman

Property Manager: John Cartwright – False Creek Management (2006) Ltd.
Guests: Argundas Bartas – False Creek Management (2006) Ltd.
Harald Mathes - Caretaker

CALL TO ORDER

The meeting was called to order by the Council President John Sanders at 4:03pm.

CARETAKER REPORT – Harald Mathes

- Bicycle rooms have been cleaned up by the owners to a large extent. There are still a number of bicycles that have not yet been labeled. Management will post a notice that the bikes must be labeled. Management will also obtain a quote for wall mounted bicycle racks.
- Carpet cleaning in the apartment buildings will be scheduled through the caretaker.
- Light near east lagoon is not working. Report from electrician indicated that it may cost a significant amount to troubleshoot and repair the problem. Council will not proceed with the repair at this time.
- Tractor has not yet been fixed. Caretaker will be in contact with the technician to repair the vehicle.
- The west pond has been losing water.
- East lagoon seemed to have stabilized; however, water level has recently dropped, potentially due to hot weather.

Discussion

Council directed Management to obtain a quotation for a flow meter for the water supply valve in the west pond (One is already present in the East Pond).

- Window cleaning was complete for inaccessible windows only. Some residents have complained noting that all windows should be washed.

Mr. Mathes was thanked for his report, and was excused from the meeting.

ADOPTION OF PREVIOUS MINUTES**Regular Council Meeting – June 10, 2013**

It was RESOLVED (Kondrosky/ Barnes) that the minutes of the regular council meeting held June 10, 2013 be accepted as circulated.

MOTION CARRIED

BUSINESS ARISING FROM PREVIOUS MINUTES**Building F (1590-1598 Island Park Walk) Sanitary Sewer Repairs**

Management reported that the sanitary sewer line under 1590 Island Park Walk has been repaired, and the sanitary drainage system is now operating properly. Management noted that the total emergency expenditure to June 30, 2013 relating to this unbudgeted expenditure is \$87,364.06. Although Council previously authorized borrowings from the Contingency Reserve Fund, this represents a short term funding solution and a Special Levy is needed to address this funding requirement. In addition, Management requires direction as to the final scope of work and the associated funding level in order to formally provide notice to all owners of any proposed special levy.

Discussion

At the prior council meeting, Council established the principle that the problem should be dealt with as a whole, rather than in parts. At the conclusion of this repair, there should be no lingering concerns regarding the status of the sanitary drainage system under Building F. Council discussed the two issues that contributed to this damage, the first being the gradual settlement of structural fill that was laid over top of these drainage pipes at the time of construction, and secondly the possible deterioration of the metal hangers that suspend the sanitary lines under the ground floor concrete slab. It was decided that the opinion of the one absent council member was critically important to this process, so as such the matter was tabled for a future working group meeting, to include this member. Council voiced concern regarding the billings from the excavation contractor, Whitestone Construction. Council noted that in future projects, a council member will attend to supervise workers and ensure fair billing. Council will ask contractors for check-in and out times and work done during those hours.

RePlan Committee (South False Creek Neighbourhood Association.)

Members of Council regularly attend the "rePlan" sub-committee meeting s. Allen Herbert, John Sanders and Donna Lucas are the strata representatives at these meetings. Management also notes that the minutes of these meetings, when received, are posted on the False Creek Management website for owners to review.

Fireplace/Dryer Vent Cleaning

Dryer vents have been cleaned and the Strata Corporation has been charged only for those units inspected and/or cleaned. Strata lots that were missed will be provided with a notice that the owner must schedule the cleaning with the contractor directly.

CORRESPONDENCE

An Owner wrote to council indicating areas of the strata that need maintenance and attention. The Owner was also concerned with the insurance deductibles that are partially reimbursed to other residents if their suites require repair after a loss caused by common property or a common asset.

Discussion

Council reviewed the list of maintenance items and requested that management follow up on the items. Council also noted that if damage to personal property is in fact caused by a fault in common areas, it is reasonable to reimburse an owner to a set amount, which has been set as a maximum of \$500.00.

An Owner wrote to council requesting that the Plexiglas window in her balcony enclosure be replaced with glass. Owner was also concerned with the condition of the flooring in her balcony.

Discussion

Council requested that management respond to the owner that the Plexiglas window will not be replaced by the strata. Management is also to note in the letter that the council is reviewing options to replace all balcony flooring in the apartment strata lots.

FINANCIAL REPORT

April and May, 2013 Operating Statement

Consideration of the Operating Statement for the Three Months ended May 31, 2013 was presented to the council.

Discussion

Council noted that some expenses may have been posted to the incorrect expense categories and requested that this be rectified.

Consideration of the Financial Statements was deferred pending review by the Treasurer with Management.

Approval to borrow from Contingency

Management noted that recent expenditures relating to Building F repairs require further borrowing from the Contingency Reserve Fund.

Council Resolution

It was RESOLVED (Sanders/van der Slagt) that an additional loan in the amount of up to \$23,000 be approved from the Contingency Reserve Fund to the Operating Fund.

MOTION CARRIED

NEW BUSINESS

Irrigation

An irrigation line outside of building K had been punctured. The repair was very difficult as the line was root bound. The total cost of the repair was around \$2000.

Discussion

This work was authorized and is in the process of being completed.

Rental Restrictions

An owner has asked management whether he is permitted to rent out a part of his suite to a roommate as long as he resides in the strata lot. Management engaged legal council, which noted that the present rental restriction prohibits the rental of any strata lot.

Discussion

Council directed Management to advise the owner that there is currently no position taken with respect to a room-mate arrangement, but that this will be addressed with the owners at the next Annual General Meeting.

Warranty Review – Contract B

The expiry of the ten year portion of the Building Envelope Replacement Contract “B” expires August 31, 2013. RDH Building Engineering has submitted a proposal to complete a warranty review prior to its expiry. The quoted price for a general review is \$4,500, while the detailed review is \$8,500.

Discussion

Council directed that members Barnes and van der Slagt consult with RDH Building Engineering Ltd. to finalize which scope of work would be undertaken and authorize RDH to undertake this review.

Waterfall Leak – East Pond

Council noted that it appears that the small fountain in the east pond has been slowly leaking water through a crack in the concrete. Management is to investigate further.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:34PM. The next meeting is scheduled for Wednesday, August 14, 2013 at 4:00PM at Mariner Point meeting room.

Respectfully Submitted;

FALSE CREEK MANAGEMENT (2006) LTD.



John Cartwright, Agent for Owners, Leasehold Strata Plan VR2096

MINUTES RETENTION

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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

811 Winthrop Street, New Westminster, BC V3L 5N4

Phone: 604-395-5062 Fax: 604-395-5063

Email: john@falsecreekmanagement.ca

MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN VR2096, ("THE LAGOONS"), HELD ON MONDAY, JUNE 10, 2013 AT 4:00 p.m. IN THE MARINER POINT MEETING ROOM, 1510 WEST FIRST AVE, VANCOUVER, B.C.

Council in Attendance:

Anthony Barnes
Margaret Kondrosky
Donna Lucas
Johannes van der Slagt

Regrets:

Susan Blundell
John Sanders
George Workman

Property Manager: John Cartwright – False Creek Management (2006) Ltd.

Guest: Harald Mathes - Caretaker

CALL TO ORDER

The meeting was called to order by the Council Vice-President Margaret Kondrosky at 4:00pm.

CARETAKER REPORT – Harald Mathes

East Pond

Harald reported that he has been filling the east pond in two inch increments, and the water level appears stable

Fountain Circulation Pump

One waterfall pump is not operative, and will be removed by the Service Plus Mechanical and replaced in the interim with an additional pump that the strata corporation owns. The malfunctioning pump will then be repaired and held for future use.

Washing Machine Overflow

A minor water escape was reported from one strata lot in Island Park Walk to a unit below due to a malfunction in the in-suite washing machine. No permanent damage was observed.

Report of Smoke in Hallways

The caretaker responded to a report of smoke in the fourth floor hallway of 1502 Island Park Walk. This turned out to be minor in nature.

Bicycle Rooms

After notices were posted requesting that residents remove personal items from the bicycle rooms other than bicycles, residents removed most items as requested. Several residents require follow-up to remove their personal items. At this point in time, additional bike racks are needed to securely store bicycles.

Carpet Steam Cleaner

A small steam cleaner has been purchased to clean minor stains in the common area carpets.

Concerns Regarding Apartment Balcony

One resident indicated to the caretaker that he had rarely used his third floor balcony, and was concerned that with a large number of guests invited to visit his strata lot, the structural integrity of the balcony might be in question. The caretaker attended and ensured that the balcony storm drains were operating properly, and observed no apparent problem with the balcony.

Repair to Bicycle Room – 1502 Island Park Walk

VR Home Services completed repairs to the entrance door and exterior wall of the bicycle room in this building.

ADOPTION OF PREVIOUS MINUTESRegular Council Meeting – May 8, 2013

It was **RESOLVED** (van der Slagt/Kondrosky) that the minutes of the council meeting held May 8, 2013 be accepted as circulated. **MOTION CARRIED**

BUSINESS ARISING FROM PREVIOUS MINUTESSanitary Drainage Repair – Building F

Management reviewed with Council the costs incurred to date, along with alternatives to proceed to completion of the repair. At this point in time, the breakage in the sewer line has been located under one strata lot and has been repaired, so that the sanitary system is now fully functional. Remaining to be addressed are the underlying issues that caused the breakage, namely the suspension of sanitary drainage pipes underground.

As at May 31, 2013, total cost incurred this fiscal year-to-date is \$ 42,777.57.

This is made up of the following:

Consulting – RDH Building Engineering Ltd.	\$	8,881.81
Plumbing Repair – Service Plus Mechanical Systems Ltd.	\$	11,741.31
General Construction – Whitestone Construction Ltd.	\$	21,919.80
Municipal Expense – City of Vancouver	\$	234.65

Discussion

Council directed that the owners be asked to approve a special levy to replace all below grade sanitary sewage lines under Building F.

Council further directed that Management work with RDH Building Engineering to compile a budget for the work in its entirety for review by council, and subsequent consideration by all owners at a Special General Meeting.

Council directed that this special general meeting be held at the earliest possible date, July 11, 2013 being the target date.

Ground Lease

Council Members reported on the recent work being done by the False Creek South Neighbourhood Association under its working group titled “Re*Plan”. Feedback from municipal officials was that the City will not proceed on the issue of ground lease renewals without a comprehensive plan in place for the entire False Creek South area. Once such a plan is compiled and recommended by City of Vancouver Planning Staff, recommendations contained therein would be the subject of City Council deliberation.

News and recent meeting minutes can be viewed at the following link.

<http://www.replanfcs.ca/>

CORRESPONDENCE

An owner wrote to council requesting that tree pruning maintenance be done.

Discussion

Council confirmed that it is committed to a tree maintenance and pruning plan done under the direction of Brother's Tree Service, who have been maintaining all trees both on site, and along the seawall on behalf of the City of Vancouver.

An owner wrote to council requesting that their curved section of balcony enclosure be replaced with glass, as was the case when originally constructed. The material installed during the building envelope replacement was a plastic product, which although clear has been subject to visual distortion and deterioration over time.

Discussion

Council indicated that it was not in the position to consider replacement of curved plexiglas balcony sections at this time.

An owner wrote to council expressing concern that the irrigation system was not properly reaching all areas.

Discussion

The irrigation contractor will be directed to ensure all landscaped areas are properly sprinklered.

FINANCIAL REPORT – One Month Ended March 31, 2013.

Consideration of the April, 2013 operating statement was deferred due to the absence of the Treasurer.

Loan from Contingency Reserve to Operating Fund

Management reviewed with Council the cash flow requirements of the Strata Corporation, and requested approval of a Loan from the Contingency Reserve to the Operating Fund

COUNCIL RESOLUTION

It was **RESOLVED** (Kondrosky/Barnes) that the Strata Corporation borrow funds in the amount of Thirty Two Thousand Dollars (\$32,000.00) from the Contingency Reserve to meet current financial obligations. Such loan shall be repaid by the fiscal year-end, being February 28, 2014. **MOTION CARRIED.**

NEW BUSINESS

Gardening – Hedge Pruning

It was noted that some of the cedar hedging in the complex is in need of pruning. This was authorized by Council.

Chargeback to Owner – Interior Repairs

Management noted that repairs had been completed to the interior of a strata lot that upon review did not result from common property issues. Management advised that the cost of this repair will be charged back to the owner in question.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20PM. The next meeting is scheduled for July 10, 2013 at 4pm in the meeting room at 1510 West First Avenue, Vancouver, B.C.

Respectfully Submitted;

FALSE CREEK MANAGEMENT (2006) LTD.



John Cartwright

Agent for Owners, Strata Plan VR2096

MINUTES RETENTION

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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

811 Winthrop Street, New Westminster, BC V3L 5N4

Phone: 604-395-5062 Fax: 604-395-5063

Email: john@falsecreekmanagement.ca

MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN VR2096, ("THE LAGOONS"), HELD ON WEDNESDAY, MAY 8, 2013 AT 4:00 p.m. IN THE MARINER POINT MEETING ROOM, 1510 WEST FIRST AVE, VANCOUVER, B.C.

Council in Attendance:

Susan Blundell
Margaret Kondrosky
Donna Lucas
Johannes van der Slagt
George Workman

Regrets:

Anthony Barnes
John Sanders

Property Manager: John Cartwright – False Creek Management (2006) Ltd.

Guest: Argundas Bartas – False Creek Management (2006) Ltd.

CALL TO ORDER

The meeting was called to order by the Property Manager John Cartwright at 4:10pm.

Election of Officers

The following members agreed to serve as follows:

President:	John Sanders
Vice President/Gardening Liaison:	Margaret Kondrosky
Treasurer:	Susan Blundell
Maintenance Liaison:	George Workman

The floor was turned over to Vice President Margaret Kondrosky to chair the meeting.

ADOPTION OF PREVIOUS MINUTES

Regular Council Meeting – April 10, 2012

It was **RESOLVED** (Blundell/Kondrosky) that the minutes of the council meeting held April 10, 2013 be accepted as circulated.

MOTION CARRIED

BUSINESS ARISING FROM PREVIOUS MINUTES

Building F Sewer Backup

During the site meeting during the week ended May 3, 2013, direction was given to Whitestone Construction to recommence work and tunnel out as far as possible under 1590 Island Park Walk in order to correct a likely drainage line misalignment under that strata lot. Management requested further direction from council.



Discussion

Council authorized management to complete the excavation under 1590 Island Park Walk to the greatest extent possible without any shoring requirement. Thereafter, any necessary repairs to the sewer drainage line are to be completed. Thirdly, once the sewer line repair is made, Council would like to have a detailed video survey of the line completed by a suitably qualified technician, in order to ascertain the slope of the existing drainage line. Once those three mandates are completed, Council indicated it would, in consultation with RDH Building Engineering Ltd. determine whether it would recommend to the owners that the sanitary line be replaced or not. This would then entail a general meeting of the owners to consider funding options.

East Pond – Update on Remediation

Management reported that during the recent round of investigation, a total of nine perforations of the pond liner were discovered by Canada Waterproofing. Western Tank and Lining, the original installer of the liner, were then called upon to repair those areas. In the course of repairing those areas, the technicians from Western Tank and Lining discovered several other areas that were then repaired. The pond was then partially refilled in order to monitor any water loss. Unfortunately, the water level started to drop. In conversation with Western Tank and Lining, their supervisor recommended that the level be left to drop a second time to see if the water settles out at a stable level. Once and if that occurs, technicians from Western Tank and Lining would return to the site to review and repair any other suspect areas.

Discussion

Council members asked whether evaporation played a role in the water level drop. Management indicated it would look into this. Council also reminded Management that Western Tank and Lining indicated it would perform dye testing around the perimeter of the pond to see if water is flowing out of the pond at any locations.

OTHER OLD BUSINESSBicycle Rooms

Council noted that the notice recently approved by council requiring owners to remove anything other than bicycles from the two storage rooms has not yet been posted. Council directed that a new notice be posted setting a revised expiry date, and also stating that all bicycles must be labeled with the owners name and address, failing which they will be donated to charity.

Disposal of Additional Household Items

Neighbour Mariner Point has advised that they will have a large garbage bin placed in the traffic circle next to 1530 Mariner Walk between the dates of May 31 and June 2, 2013. Residents in both complexes are invited to take advantage of this and dispose of any additional surplus household and garbage items. Council requested that additional notice be posted advising owners that this garbage bin will be available during those dates.

Bicycle Room Repair – 1502 Island Park Walk

Management advised that VR Home Improvements has been authorized to fix the door of the bicycle room at 1502 Island Park Walk.

Fire Panel Replacement

Management advised it is soliciting quotations for the replacement of fire panels at 1502 Island Park Walk and 1551 Mariners Walk.

Remainder of Dryer Vent and Chimney Cleaning

A return visit has been scheduled for May 11, 2013, at which time all remaining strata lots should be serviced. Notices have been delivered via the caretaker to all affected strata lots.

CORRESPONDENCE

Correspondence between two owners regarding landscaping on limited common property was reviewed by Council.

One owner wrote to council requesting that the curved Plexiglas portion of their balcony enclosure be replaced by tempered glass since the current material distorts her view of False Creek Inlet. The owner is also asking the Strata Corporation to replace their balcony surface flooring, repair lighting to the building address signage, and re-level ground level pavers around 1502 Island Park Walk.

Discussion

Management was directed to respond that the Strata Corporation is not in a position to replace the Plexiglas in her balcony enclosure; however, council is considering replacing the flooring on all apartment balconies with a new type of flooring material currently being tested in two other strata lots. Management is also to advise that pavers have already been addressed in and around 1502 Island Park Walk and that exterior lighting will be addressed on an ongoing basis.

A new owner of a townhouse strata lot requested that attention be paid to several items pointed out during the home inspection done prior to their purchase. Management will look into these reports.

FINANCIAL REPORT – One Month Ended March 31, 2013.

It was **RESOLVED** (Kondrosky/van der Slagt) that the Financial Statements ending March 31, 2013 be accepted as circulated.

Discussion

Council questioned the increased costs of BC Hydro and Telus Communications. Management indicated that the line charges for Telus have increased, and that Electricity Costs have increased as a result of rate changes.

MOTION CARRIED

	One Month		
	Mar 13	Budget	\$ Variance
Income	37,881.78	38,078.40	-196.62
Expense			
General and Admin.	8,647.69	8,227.39	420.30
Repairs and Maintenance	23,960.68	14,825.00	9,135.68
Salary Expense	4,516.78	4,205.00	311.78
Utilities	8,412.61	7,333.37	1,079.24
Total Expense	45,537.76	34,590.76	10,947.00
Contingency Res Contribution	3,459.08	3,459.12	-0.04
Net Income	-11,115.06	28.52	-11,143.58

Accounts Receivable

Accounts receivable is currently higher than usual due to increased maintenance charges effective March 1st. There will be a retroactive adjustment to owner's pre-authorized payments that took place May 1, 2013, that will see most accounts receivable brought current

NEW BUSINESS

Landscaping Contract

Management noted that the proposed renewal of the landscaping contract with Ken Stobbs Landscaping contains a monthly fee increase which coincides with the removal of the HST and re-imposition of the GST. The proposed contract stipulates a monthly contract fee of \$ 5,159.70 including GST. The prior contract amount was \$ 5,096.00 including HST. The contractor is effectively increasing their monthly pre-tax contract charge by \$364.00, or 8% per annum. Management requested direction from Council as to whether to continue with this contract.

Discussion

Council members noted that the overall cost of the contract to the Strata Corporation will increase only by 1.25%, and as such is acceptable. Gardening Liaison Margaret Kondrosky requested that council consider discretionary expenditures totaling \$3,000 for this current season. The monthly contract covers maintenance only, and as such these additional expenditures are in addition to this obligation. This was approved by Council.

Graffiti

Council noted that Graffiti has been sprayed on the wall of the cooking school rear entrance. Management will ask the Commercial building owner to have this removed.

Electrical Usage Audit

Council directed management to commission an energy audit to see if cost savings are possible for common area electrical cost.

Carpet Cleaning

Council directed that the Apartment buildings have their common area carpets cleaning.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:39PM. The next meeting is scheduled for June 12, 2013.

Respectfully Submitted;
FALSE CREEK MANAGEMENT (2006) LTD.

John Cartwright
Agent for Owners, 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

Management Action List

- ☐ Ask Canada Water Proofing or Western Tank and Lining to try to find leaks by putting dye in the water.
- ☐ Contact Telus Communications about increased costs.
- ☐ Prepare quotes for fire panel replacement.
- ☐ Prepare notices for bicycle room cleanup.
- ☐ Prepare notices for garbage container.
- ☐ Respond to Bruce Watson.
- ☐ Contact the cooking school and/or City of Vancouver about graffiti.
- ☐ Consult with Commercial Lighting about an Energy Audit.
- ☐ Retain quotes for carpet cleaning.

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, LEASEHOLD STRATA PLAN VR 2096, THE LAGOONS, held on Wednesday, April 24, 2013, at 6:30 p.m. held in the meeting room at Mariner Point, 1510 West First Avenue, Vancouver, BC.

CALL TO ORDER

The meeting was called to order by John Cartwright, Property Manager for the Strata Corporation at 6:35pm.

ELECTING THE CHAIRPERSON OF THE MEETING

It was **RESOLVED** by G. Stewart (SL 78) and Seconded by A. Herbert (SL 55) as a majority vote of the Owners, Leasehold Strata Plan VR2096 that property manager John Cartwright be appointed to chair the meeting.

MOTION CARRIED

CALLING OF THE ROLL, CERTIFICATION OF PROXIES, DISTRIBUTION OF BALLOTS, AND FILING OF PROOF OF NOTICE OF MEETING

Management reported that of the 89 strata lots, 28 were present in person, and 9 by proxy, for a total of 37 strata lots represented. The requirement for a quorum is 30 strata lots, or one-third of strata lots entitled to vote. The meeting was therefore considered legally constituted to proceed.

It was **RESOLVED**, C. Grauer (SL 77) and **SECONDED**, P. Jahnke (SL 20), as a majority vote of the Owners, Leasehold Strata Plan VR2096 that the Calling of the Roll, Certification of Proxies, Distribution of Ballots and Voting Cards, and Filing of the Proof of Notice of the Meeting dated April 2, 2013 be confirmed as per the requirements of the Strata Property Act.

MOTION CARRIED

ADOPTION OF THE MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING

It was **RESOLVED**, B. Watson (SL 47) and **SECONDED** by J. Cooperberg (SL 79) as a majority vote of the Owners, Leasehold Strata Plan VR2096 that the minutes of the Annual General Meeting held May 23, 2012 be adopted as circulated.

MOTION CARRIED

OLD BUSINESS

No business relating to the prior year Annual General Meeting was brought forward at this time.

REPORT FROM THE COUNCIL PRESIDENT – John Sanders

Good evening, and welcome to the annual general meeting of VR2096, aka The Lagoons.

Let me first introduce the members of the retiring council- Tony Barnes, Sue Blundell, our treasurer, Donna Lucas, and Margaret Kondrosky our gardening committee chairperson. Karen Madore has worked hard on council all year but isn't able to attend tonight. I'm John Sanders, council president.

Our past year was fairly routine in many ways but we had some bumps in the road.

The first thing that I want to mention is water leaks. In truth, this should come under the heading of routine. We dealt with 4 instances, some of which happened in 2011 but were not wound up until 2012. The impact of these leaks is enormous on the owners whose units are affected, and can be costly both to the strata and to individual owners due to our \$20,000 insurance deductible.

I'd like to explain this because it isn't really something you think about until it affects you.

The strata corporation pays for the repairs to common property- walls, ceilings and the like- and to damage to original fixtures in the units. Owners' insurance pays for upgrades, like wood floors and cabinets and to any damaged personal contents. But...

Our bylaws permit the Strata Corporation to charge back its insurance deductible in instances of water damage (among others) to the unit from which the damage originated, and that has been and is our custom. We don't presume negligence- the unit from which damage originated is considered responsible for the costs. An individual owner's insurance will normally pay this charge up to a pre-set limit. The premium is not very expensive, and it can save the strata corporation a great deal of money. On the other hand, if an owner is uninsured or underinsured it can cost them a great deal of money. So, it is critical for all of us to confirm with our brokers that the full \$20,000 strata deductible will be covered if need be.

The second issue is the water problem in the East lagoon, which you will all have noticed. The lagoon's water level dropped rapidly in the first months of the year. We let it stabilize, which was hard to do with the rain, and then searched the edge for a liner failure. The lagoon has a high-density polyethylene liner to contain the water.

No tear in the liner was found, so we drained the pond and searched it several more times. We found a number of small tears but nothing that really looks like the culprit. The good news on these liners is that they have a very long life and are quite easy to repair. The bad news is that leaks are devilishly hard to find.

The original installer, Western Tank and Lining, repaired what could be found and has advised us to partially fill it for further testing. They will get a specialist firm in to put an organic dye in the water to see if they can detect any further leaking. If we fill it in stages we'll be able to isolate an area of concern if we find that there is a leak.

We also have some liner repair work to do on the west lagoon. The liner has sagged on its west side and we will re-fasten it to the deck facings on the Building F townhouses.

The third item to mention is the work we are doing on the sewer line at Building F. You will have noticed the scaffolding across the lagoon that is being used to access the deck at unit 1592.

The sewer line for the five units of building F runs under the bottom concrete floor of the building. Because of the way it was constructed, the line has sagged over time and has experienced several instances of plugging due to slow flow. There is no crawl space under the floor to access the line and in the past the concrete floor of some units has been jack hammered open to access the line. This is a very disruptive procedure and is complicated by the fact that there is no way to know precisely where the line is.

After the latest plugging and flooding of a residence, we accessed the line by digging a hole in the patio and 'tunneling' under the building to get to the line. We accessed one problem but there remains another apparent problem in the line further down.



Over the years, we estimate that the strata has spent \$70,000 to \$80,000 on this line. Homeowners or their insurers have spent as much or more, and have endured great disruptions. The question at hand is whether the entire line should be replaced.

Right now we have RDH Building Services, an engineering firm that is familiar with our complex, analyzing our options. If it looks like a replacement would be the best way to go, a proposal will be brought before a special AGM. We won't know this for a couple of months.

The final comment that I'd like to make is on the depreciation report, which is the subject of a resolution. This report would be a forecast of the maintenance costs of our strata complex over the next 30 years. Its purpose is to allow strata to better plan and schedule work, and to build up a contingency fund that can pay for this work without large special assessments.

The more I read about and discuss strata maintenance the more I am convinced that a systematic approach to maintenance of a complex- both of the physical plant and of the appearance – cannot be left to the imagination and initiative of the strata council. There is too much turnover, and there are too many things to miss. The result can be projects delayed and made more expensive, and some uncomfortable special assessments. A more informed approach could help us avoid the worst of this, and I think that future real estate buyers will increasingly look for these reports and the associated work.

Thank you.
John Sanders

CONSIDERATION OF ACCOUNTS – YEAR ENDED FEBRUARY 28, 2013

Majority Vote Resolution

It was **RESOLVED** C. Grauer (SL 77), and **SECONDED** S. Blundell (SL 29) as a majority vote of the Owners, Leasehold Strata Plan VR2096 that the operating results for the year ended February 28, 2013 be accepted as circulated.

Discussion

Management noted that a prior year represented a transition period where apartment and townhouse contingency reserve contributions were brought in line with unit entitlement in order to comply with the Strata Property Act. This is now complete, and contributions to the Contingency Reserve Fund moving forward are calculated solely based on unit entitlement. This transition has been fully reviewed by Manning Elliot, Chartered Accountants, who have found that as at February 28, 2013, the strata corporation complies fully with the requirements of the Strata Property Act as concerns the management of the Contingency Reserve Fund. This report was attached to the information package sent out to owners as part of the Annual General Meeting.

A loan from the contingency fund to the operating fund was still outstanding at the end of the fiscal year in the amount of \$2,933.25 which is contrary to the stipulations in the Strata Property Act. However, this loan was subsequently repaid in full by March 31, 2013.

MOTION CARRIED

CONSIDERATION OF PROPOSED OPERATING BUDGET FOR THE FISCAL YEAR ENDING FEBRUARY 28, 2013

Majority Vote Resolution

It was **RESOLVED** by A. Barnes (SL 10) and **SECONDED** by W. Kondrosky (SL 34) as a majority vote of the Owners, Leasehold Strata Plan VR2096 that the proposed operating budget for the fiscal year ending February 28, 2014 be accepted as circulated.

Discussion

With the townhouse and apartment strata lot contingency reserve contributions now fully amalgamated, owners will see normalization in their monthly maintenance fees. There are certain expenditures that are disproportionately allocated to apartment strata lots as per the "Types" bylaw passed at the 2012 Annual General Meeting. It is proposed as a requirement of the Strata Property Act that contributions to the Contingency Reserve Fund be raised to 10% of the proposed operating budget

MOTION CARRIED

THREE-QUARTER VOTE RESOLUTION #A – Commission of Depreciation Report

It was **RESOLVED** C. Grauer (SL 77) and **SECONDED** H. van der Slagt (SL 40) as a three-quarter vote of the Owners, Leasehold Strata Plan VR2096, that the following Resolution be accepted as circulated:

Be it Resolved by a $\frac{3}{4}$ vote of the Strata Corporation VR2096, that the Strata Corporation engage RDH Building Engineering Ltd. to provide a depreciation report to the strata corporation in an amount not exceeding twelve thousand dollars (\$12,000.00)

Be It Further Resolved that the expenditure to commission the depreciation report be withdrawn out of the Contingency Reserve Fund. (End of motion)

Discussion

This resolution applies to the regulations requiring strata corporations in B.C. to either commission a depreciation report or pass a three-quarter vote resolution to defer it for a period of one year. The report, provided by an engineering company, will provide the strata with several scenarios of upcoming major expenditures and funding solutions. The council, together with the owners will then have to make a decision on the scenario to follow and amount that would need to be contributed.

Voting Results

In Favour	23
Against	13
Abstention	1

Note: The one abstention resulted in 36 eligible votes, with a 75% requirement reduced to 27 in favour, which was not achieved)

MOTION DEFEATED

THREE-QUARTER VOTE RESOLUTION #B – Deferral of the Depreciation Report

It was **RESOLVED** B. Watson (SL 47) and **SECONDED** R. Patton (SL 41) as a three-quarter vote of the Owners, Leasehold Strata Plan VR2096 that the following Resolution be accepted as circulated:

Be it Resolved as a $\frac{3}{4}$ vote of The Strata Corporation VR2096 that the depreciation report be deferred until April 30, 2014. (End of motion)

PROPOSED AMENDMENT

It was **RESOLVED** by P. Cooperberg (SL 79) and **SECONDED** by L. Morgan (SL 84) that the proposed Three-Quarter Vote Resolution #B be amended as follows:

Be it Resolved as a $\frac{3}{4}$ vote of The Strata Corporation VR2096 that the decision to commission a depreciation report be deferred until April 30, 2014. (End of motion)

Voting Results

In Favour	36
Against	0
Abstention	1

AMMENDMENT CARRIED BY MAJORITY VOTE

The Question was then called on the Three-Quarter Vote Resolution as once amended.

Voting Results

In Favour	33
Against	4
Abstention	0

AMENDED MOTION CARRIED

THREE-QUARTER VOTE RESOLUTION #C – Bylaw Adoption – Quiet Hours

It was **RESOLVED** P. Jahnke (SL 20) and **SECONDED** J. Haywood (SL 21) as a three-quarter vote of the Owners, Leasehold Strata Plan VR2096 that the following Resolution be accepted as circulated:

Be it Resolved as a $\frac{3}{4}$ vote of The Strata Corporation VR2096 that section 4.7 be adopted as an addition to the bylaws of leasehold strata plan VR2096:

4.7 A quiet period shall be in force in the entire complex from 10:00 p.m. until 8:00 a.m. Sunday through Thursday and 11:00 p.m. until 8:00 a.m. Friday and Saturday, at which time owners and everyone else on the premises are expected to take special care and attention to not make noise.

(End of motion)

Discussion

This bylaw was proposed as a result of a legal opinion posted on CHOA (Condominium Home Owners Association). In this article, it was pointed out that the judge relied heavily on the building bylaws to force a sale of a unit by owners that were considered a nuisance by other residents at the building. The council believes that this bylaw will allow strata to act immediately to address noise complaints. One owner raised concerns that this bylaw is not in the strata's jurisdiction, but



rather in the hands of local law enforcement. The owner stressed that this bylaw may lead to legal action against the strata in the future and that he refuses to contribute to any legal charges that are a result of this bylaw.

Voting Results

In Favour	1
Against	36
Abstention	0

MOTION DEFEATED

MAJORITY VOTE RESOLUTION #D – Rule Ratification – Smoking Ban

It was **RESOLVED** D. Lucas (SL 70) and **SECONDED** by L. Morgan (SL 84) as a majority vote of the Owners, Leasehold Strata Plan VR2096 that the following rule be confirmed by the owners as circulated:

Be it Resolved as a majority vote of The Strata Corporation VR2096 that Section 1 of the rules of leasehold strata plan VR2096 adopted by council on June 13, 2012 be ratified:

1.0 No smoking of cigarettes or other substances shall be allowed on the Common and Limited Common Property of Leasehold Strata Plan VR2096. Violation of this rule shall result in a fine levied of \$50 per infraction.

(End of motion)

Discussion

Council received several complaints of cigarette smoke rising to other owners' units from suites below. One owner contended that the council will not be able to police the issue properly. Another owner stressed that if persons are asked to smoke inside their suites, the smoke will be pushed into other strata lots through the common hallway ventilation system in the building.

Voting Results

In Favour	4
Against	33
Abstention	0

MOTION DEFEATED

NEW BUSINESS

Insurance

Owners are reminded to check their home owner's insurance policy for coverage of strata deductibles. If a loss occurs as a result of fixtures, equipment, or other installations wholly within a strata lot resulting in damage to common property or adjacent units, the strata will have to mitigate damage and resolve the issue as soon as possible. The strata's deductible on *Water Damage* is \$20,000. This deductible would then be charged back to the strata lot where the problem originated. Homeowners should ensure that they have enough insurance to cover the strata deductible.

An owner suggested that other owners consider installing a "FloLogic" water shutoff system which can automatically shut off water supply in a suite at a pre-programmed time interval helping prevent floods that may result from a broken water pipe.

General Maintenance

Paint has chipped around 1502 Island Park Walk entrance doors and need repair. The garbage room and parkade are showing signs of distress and need to be washed.

Caretaker

Some owners voiced concerned with the caretaker's performance on site.

Condominium Home Owner's Association (CHOA)

The council has enrolled all owners with CHOA. The website is a large resource of strata guidelines, case discussions and general advice. Owners are encouraged to familiarize themselves with the website and use it for reference. The login ID is "VR2096", password is "pine".

ELECTION OF 2013/2014 COUNCIL

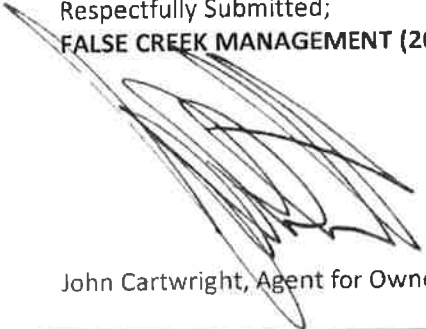
The following individuals were acclaimed and elected by a majority ballot to serve on the 2013/2014 strata council:

<u>Owner/Resident</u>	<u>Strata Lot</u>
Anthony Barnes	10
Susan Blundell	29
Margaret Kondrosky	34
Donna Lucas	70
John Sanders	52
Johannes van der Slagt	40
George Workman	5

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:42PM.

Respectfully Submitted;
FALSE CREEK MANAGEMENT (2006) LTD.



John Cartwright, Agent for Owners, Leasehold Strata Plan VR2096

MINUTES RETENTION

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The Owners Leasehold Strata Plan VR2096										2013				Total													
The Lagoons										March adjustment		April		May Fee		Total 1-May											
STRAVA FEE SCHEDULE																											
Strata Lo										Address		Unit		Entitlement		Contingency		Common		Apartment		Townhouse		Contribution			
										appt		tnwn		total		Reserve Contribution Annual		Budget Contribution Annual		Type Expense Annual		Type Expense Annual		Annual		Monthly	
																41,509.00		355,165.00		48,473.60		9,426.40		454,574.00		37,881.17	
1	#101-1502 Island Park									105	105	420.66	3,599.30	856.28	0.00	4,876.24	406.35	294.12	77.13	77.13	406.35	405.78					
2	#103-1502 Island Park									76	76	304.48	2,605.21	619.78	0.00	3,529.47	294.12	352.17	55.83	55.83	294.12	485.87					
3	#105-1502 Island Park									91	91	364.57	3,119.39	742.11	0.00	4,226.07	352.17	445.05	66.85	66.85	352.17	613.99					
4	#107-1502 Island Park									115	115	460.72	3,942.09	937.83	0.00	5,340.64	445.05	456.66	84.47	84.47	445.05	571.49					
5	#108-1502 Island Park									118	118	472.74	4,044.93	962.30	0.00	5,479.96	456.66	466.38	86.68	86.68	456.66	602.42					
6	#106-1502 Island Park									74	74	296.46	2,536.65	603.47	0.00	3,436.58	286.38	395.10	54.36	54.36	286.38	395.10					
7	#104-1502 Island Park									71	71	284.45	2,433.81	579.01	0.00	3,297.27	274.77	379.07	52.15	52.15	274.77	379.07					
8	#102-1502 Island Park									74	74	296.46	2,536.65	603.47	0.00	3,436.58	286.38	395.10	54.36	54.36	286.38	395.10					
9	#201-1502 Island Park									104	104	416.65	3,565.02	848.12	0.00	4,839.79	402.48	402.48	76.40	76.40	402.48	555.28					
10	#203-1502 Island Park									76	76	304.48	2,605.21	619.78	0.00	3,529.47	294.12	352.17	55.83	55.83	294.12	405.78					
11	#205-1502 Island Park									90	90	360.56	3,085.11	733.95	0.00	4,179.63	348.30	400.52	66.11	66.11	348.30	400.52					
12	#207-1502 Island Park									108	108	432.68	3,702.13	880.75	0.00	5,015.56	417.96	479.33	79.33	79.33	417.96	576.62					
13	#206-1502 Island Park									119	119	476.75	4,079.20	970.45	0.00	5,526.40	460.53	535.37	87.42	87.42	460.53	635.37					
14	#204-1502 Island Park									104	104	416.65	3,565.02	848.12	0.00	4,829.79	402.48	402.48	76.40	76.40	402.48	555.28					
15	#202-1502 Island Park									97	97	388.61	3,325.07	791.04	0.00	4,504.72	375.39	517.89	71.25	71.25	375.39	517.89					
16	#301-1502 Island Park									100	100	400.63	3,427.90	815.50	0.00	4,644.04	387.00	533.90	73.45	73.45	387.00	533.90					
17	#303-1502 Island Park									71	71	284.45	2,433.81	579.01	0.00	3,297.27	274.77	379.07	52.15	52.15	274.77	379.07					
18	#305-1502 Island Park									88	88	352.55	3,016.55	717.64	0.00	4,086.75	340.56	469.86	64.65	64.65	340.56	469.86					
19	#307-1502 Island Park									105	105	420.66	3,599.30	856.28	0.00	4,876.24	406.35	560.61	77.13	77.13	406.35	560.61					
20	#306-1502 Island Park									118	118	472.74	4,044.93	962.30	0.00	5,479.96	456.66	630.02	86.68	86.68	456.66	630.02					
21	#304-1502 Island Park									103	103	412.65	3,530.74	839.97	0.00	4,783.36	398.61	549.93	75.66	75.66	398.61	549.93					
22	#302-1502 Island Park									95	95	380.60	3,256.51	774.73	0.00	4,411.84	367.65	507.23	69.79	69.79	367.65	507.23					
23	#401-1502 Island Park									107	107	428.67	3,667.86	872.59	0.00	4,969.12	414.09	571.29	78.60	78.60	414.09	571.29					
24	#403-1502 Island Park									71	71	284.45	2,433.81	579.01	0.00	3,297.27	274.77	379.07	52.15	52.15	274.77	379.07					
25	#405-1502 Island Park									87	87	348.55	2,982.28	709.49	0.00	4,040.31	336.69	464.49	63.90	63.90	336.69	464.49					
26	#407-1502 Island Park									105	105	420.66	3,599.30	856.28	0.00	4,876.24	406.35	560.61	77.13	77.13	406.35	560.61					
27	#406-1502 Island Park									117	117	468.73	4,010.65	954.14	0.00	5,433.52	452.79	624.67	85.94	85.94	452.79	624.67					
28	#404-1502 Island Park									105	105	420.66	3,599.30	856.28	0.00	4,876.24	406.35	560.61	77.13	77.13	406.35	560.61					
29	#402-1502 Island Park									96	96	384.60	3,290.79	782.88	0.00	4,458.27	371.52	514.56	70.52	70.52	371.52	514.56					
30	1517 Mariner's Walk									104	104	416.65	3,565.02	848.12	0.00	4,839.79	402.48	402.48	76.40	76.40	402.48	555.28					
31	1515 Mariner's Walk									89	89	356.56	3,050.83	709.49	0.00	3,597.33	299.78	252.38	63.90	63.90	299.78	405.78					
32	1513 Mariner's Walk									89	89	356.56	3,050.83	709.49	0.00	3,597.33	299.78	252.38	63.90	63.90	299.78	405.78					
33	1511 Mariner's Walk									92	92	368.58	3,153.67	733.95	0.00	3,718.59	309.88	260.80	66.11	66.11	309.88	400.52					
34	1519 Mariner's Walk									142	142	568.89	4,867.62	1,117.24	0.00	5,739.56	478.30	402.66	87.42	87.42	402.66	576.62					
35	1521 Mariner's Walk									142	142	568.89	4,867.62	1,117.24	0.00	5,739.56	478.30	402.66	87.42	87.42	402.66	576.62					
36	1523 Mariner's Walk									142	142	568.89	4,867.62	1,117.24	0.00	5,739.56	478.30	402.66	87.42	87.42	402.66	576.62					
37	1525 Mariner's Walk									149	149	596.93	5,107.58	1,231.41	0.00	6,022.49	501.87	422.49	93.29	93.29	501.87	678.07					
38	#101-1551 Mariner's Walk									116	116	464.73	3,976.37	945.99	0.00	5,387.08	448.92	619.34	85.21	85.21	448.92	619.34					
39	#103-1551 Mariner's Walk									124	124	496.78	4,250.60	1,011.23	0.00	5,738.61	479.88	662.04	91.08	91.08	479.88	662.04					
40	#105-1551 Mariner's Walk									138	138	552.87	4,730.51	1,125.40	0.00	6,408.77	534.06	736.80	101.37	101.37	534.06	736.80					
41	#107-1551 Mariner's Walk									152	152	608.95	5,210.41	1,239.57	0.00	7,058.93	588.24	811.56	111.65	111.65	588.24	811.56					
42	#106-1551 Mariner's Walk									102	102	408.64	3,496.46	831.81	0.00	4,736.92	394.74	544.58	74.92	74.92	394.74	544.58					
43	#104-1551 Mariner's Walk									64	64	256.40	2,193.86	521.92	0.00	2,972.18	247.68	341.70	47.01	47.01	247.68	341.70					
44	#102-1551 Mariner's Walk									99	99	396.62	3,393.62	807.35	0.00	4,597.59	481.49	678.07	93.29	93.29	481.49	678.07					
45	#201-1551 Mariner's Walk									127	127	508.80	4,353.44	1,035.69	0.00	5,897.92	528.57	731.45	100.63	100.63	528.57	731.45					
46	#203-1551 Mariner's Walk									123	123	492.77	4,216.32	1,003.07	0.00	5,712.16	476.01	656.71	90.35	90.35	476.01	656.71					
47	#205-1551 Mariner's Walk									137	137	548.95	4,796.23	1,117.24	0.00	6,362.33	530.19	721.45	100.63	100.63	530.19	721.45					
48	#207-1551 Mariner's Walk									151	151	604.53	5,162.18	1,231.41	0.00	6,990.47	584.37	806.21	110.92	110.92	584.37	806.21					
49	#206-1551 Mariner's Walk									101	101	404.63	3,462.18	823.66	0.00	4,690.47	390.87	539.25	74.19	74.19	390.87	539.25					

The Owners Leasehold Strata Plan VR2096 The Lagoons										Contingency		Common		Apartment		Townhouse		Total		2013							
STRATA FEE SCHEDULE				Unit		Contribution		Budget		Type		Type		Expense		Expense		Contribution		March		April		May		Total	
Strata Lo				Entitlement		Annual		Annual		Annual		Annual		Annual		Annual		Annual		adjustment						1-May	
				appt		total																					
50	#204-1551 Mariner's Walk	63	63			252.40	2,159.58	513.77	0.00	2,925.75	243.81	46.27	46.27	243.81	336.35												
51	#202-1551 Mariner's Walk	99	99			396.62	3,393.62	807.35	0.00	4,597.59	383.13	72.72	72.72	383.13	528.57												
52	#301-1551 Mariner's Walk	125	125			500.78	4,284.88	1,019.38	0.00	5,805.04	483.75	91.83	91.83	483.75	667.41												
53	#303-1551 Mariner's Walk	119	119			476.75	4,079.20	970.45	0.00	5,526.40	460.53	87.42	87.42	460.53	635.37												
54	#305-1551 Mariner's Walk	134	134			536.84	4,593.39	1,092.78	0.00	6,223.01	518.58	98.43	98.43	518.58	715.44												
55	#307-1551 Mariner's Walk	148	148			592.93	5,073.30	1,206.95	0.00	6,873.17	572.76	108.72	108.72	572.76	790.20												
56	#306-1551 Mariner's Walk	97	97			388.61	3,325.07	791.04	0.00	4,504.72	375.39	71.25	71.25	375.39	517.89												
57	#304-1551 Mariner's Walk	58	58			232.36	1,988.18	472.99	0.00	2,693.54	224.46	42.61	42.61	224.46	309.68												
58	#302-1551 Mariner's Walk	95	95			380.60	3,256.51	774.73	0.00	4,411.84	367.65	69.79	69.79	367.65	507.23												
59	#401-1551 Mariner's Walk	124	124			496.78	4,250.60	1,011.23	0.00	5,758.61	479.88	91.08	91.08	479.88	662.04												
60	#403-1551 Mariner's Walk	121	121			484.76	4,147.76	986.76	0.00	6,197.56	468.27	88.88	88.88	468.27	646.03												
61	#405-1551 Mariner's Walk	133	133			532.83	4,559.11	1,084.62	0.00	6,176.56	514.71	97.70	97.70	514.71	710.11												
62	#407-1551 Mariner's Walk	148	148			592.93	5,073.30	1,206.95	0.00	6,873.17	572.76	108.72	108.72	572.76	790.20												
63	#406-1551 Mariner's Walk	97	97			388.61	3,325.07	791.04	0.00	4,504.72	375.39	71.25	71.25	375.39	517.89												
64	#404-1551 Mariner's Walk	59	59			236.37	2,022.46	481.15	0.00	2,779.98	228.33	43.34	43.34	228.33	315.01												
65	#402-1551 Mariner's Walk	100	100			400.63	3,427.90	815.50	0.00	4,644.04	387.00	73.45	73.45	387.00	533.90												
66	1590 Island Park Walk	205	205			821.29	7,027.20	0.00	437.49	8,285.98	690.50	(54.60)	(54.60)	690.50	581.30												
67	1592 Island Park Walk	205	205			821.29	7,027.20	0.00	437.49	8,285.98	690.50	(54.60)	(54.60)	690.50	581.30												
68	1594 Island Park Walk	205	205			821.29	7,027.20	0.00	437.49	8,285.98	690.50	(54.60)	(54.60)	690.50	581.30												
69	1596 Island Park Walk	205	205			821.29	7,027.20	0.00	437.49	8,285.98	690.50	(54.60)	(54.60)	690.50	581.30												
70	1598 Island Park Walk	205	205			821.29	7,027.20	0.00	437.49	8,285.98	690.50	(54.60)	(54.60)	690.50	581.30												
71	1589 Mariner's Walk	93	93			372.58	3,187.95	198.47	198.47	3,759.00	313.25	(24.77)	(24.77)	313.25	263.71												
72	1585 Mariner's Walk	90	90			360.56	3,085.11	192.07	192.07	3,637.74	303.15	(23.97)	(23.97)	303.15	255.21												
73	1581 Mariner's Walk	93	93			372.58	3,187.95	198.47	198.47	3,759.00	313.25	(24.77)	(24.77)	313.25	263.71												
74	1591 Mariner's Walk	149	149			596.93	5,107.58	317.98	317.98	6,022.49	501.87	(39.69)	(39.69)	501.87	422.49												
75	1587 Mariner's Walk	142	142			568.89	4,867.62	303.04	303.04	5,739.56	478.30	(37.82)	(37.82)	478.30	402.66												
76	1583 Mariner's Walk	142	142			568.89	4,867.62	303.04	303.04	5,739.56	478.30	(37.82)	(37.82)	478.30	402.66												
77	1579 Mariner's Walk	93	93			372.58	3,187.95	198.47	198.47	3,759.00	313.25	(24.77)	(24.77)	313.25	263.71												
78	1573 Mariner's Walk	182	182			729.14	6,238.78	0.00	388.41	7,356.33	613.03	(48.47)	(48.47)	613.03	516.09												
79	1569 Mariner's Walk	202	202			809.27	6,924.36	0.00	431.09	8,164.73	680.39	(53.81)	(53.81)	680.39	572.77												
80	1567 Mariner's Walk	202	202			809.27	6,924.36	0.00	431.09	8,164.73	680.39	(53.81)	(53.81)	680.39	572.77												
81	1563 Mariner's Walk	92	92			368.58	3,153.67	192.07	192.07	3,718.59	309.88	(24.50)	(24.50)	309.88	260.88												
82	1559 Mariner's Walk	90	90			360.56	3,085.11	192.07	192.07	3,637.74	303.15	(23.97)	(23.97)	303.15	255.21												
83	1577 Mariner's Walk	141	141			564.88	4,833.34	300.91	300.91	5,699.13	474.93	(37.56)	(37.56)	474.93	399.81												
84	1575 Mariner's Walk	141	141			564.88	4,833.34	300.91	300.91	5,699.13	474.93	(37.56)	(37.56)	474.93	399.81												
85	1571 Mariner's Walk	148	148			592.93	5,073.30	0.00	315.85	5,982.08	498.51	(39.41)	(39.41)	498.51	419.69												
86	1565 Mariner's Walk	148	148			592.93	5,073.30	0.00	315.85	5,982.08	498.51	(39.41)	(39.41)	498.51	419.69												
87	1561 Mariner's Walk	141	141			564.88	4,833.34	0.00	300.91	5,699.13	474.93	(37.56)	(37.56)	474.93	399.81												
88	1555 Mariner's Walk	72	72			288.45	2,468.09	0.00	153.66	2,910.20	242.52	(19.17)	(19.17)	242.52	204.18												
89	1557 Mariner's Walk	82	82			328.51	2,810.88	0.00	175.00	3,314.39	276.20	(21.84)	(21.84)	276.20	232.52												
TOTAL				5,944		4,417		10,361		41,509.01		355,165.00		48,473.60		9,426.40		454,574.01		3,189.82		3,189.82		37,881.03		44,260.67	

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

Email: john@falsecreekmanagement.ca



MINUTES OF THE STRATA COUNCIL MEETING OF LEASEHOLD STRATA PLAN VR2096, ("THE LAGOONS"), HELD ON WEDNESDAY, MARCH 13, 2013 AT 4:00 p.m. IN THE NORTH MARINER POINT MEETING ROOM, 1510 WEST FIRST AVE, VANCOUVER, B.C.

Council in Attendance:

Susan Blundell
Margaret Kondrosky
Donna Lucas
Karen Madore
John Sanders

Regrets:

Anthony Barnes

Property Manager: John Cartwright – False Creek Management (2006) Ltd.
Guest: Argundas Bartas – False Creek Management (2006) Ltd.
Guest: Ainsley Hallbaurer, 1592 Island Park Walk
Guest: Harald Mathes – Site Caretaker

CALL TO ORDER

The meeting was called to order by the Council President John Sanders at 4:01pm.

GUEST PRESENTATION - Ainsley Hallbaurer- 1592 Island Park Walk

The owner reviewed with council the repairs currently underway in her strata lot due to a sanitary sewer backup. The owner had informed management in the afternoon on Wednesday, February 27, 2013 that the lower level toilet contained discolored water and smelled like sewer gas. Based on her experience with a prior flood, she was apprehensive that another flood was possible. Management had already engaged an engineering consultant to investigate plumbing problems in Block F, and attempted to set up a meeting at the site with the plumbers and the engineer. However, before this was completed the sewer backed up and the toilet overflowed during the night of February 28, 2013.

The owner believes that the strata corporation has incurred a liability by failing to respond to her alert more quickly, and requests the strata to pay for certain repairs that her insurance company is not prepared to cover.

Ms. Hallbaurer was thanked for her presentation, and excused from the meeting at that point.

Discussion

Council believes that an owner's warning of a potential problem does not put an immediate obligation or liability on the strata if something later occurs. In this case, a misunderstanding of the urgency of the situation could have been rectified by subsequent phone calls by the owner, or even independent action taken by her. Further, if her insurance company does not recognize that a loss has been incurred it is not clear what basis the strata would have to contribute funds. Council directed Management to review this matter with the insurance underwriter for the Strata Corporation and obtain legal advice in the matter.

Several council members expressed dismay that Ms Hallbauer has once again been the victim of a sewer backup. She experienced a major disruption to her home in 2011 and suffered that experience, and this one, with great patience and courtesy to all concerned.

Site Caretaker Report – Harald Mathes

- a) The scheduled annual fire alarm testing has been completed. The scope of work was enlarged this year to include all townhouse strata lots, even though they are not connected to the monitored fire alarm. Reports from residents indicate that some townhouses were not tested.

Discussion

Management will receive a formal report from the fire safety contractor outlining exactly what was completed, and what was not, along with supporting reasons. At that point in time, a return visit will be scheduled.

- b) Scheduled Chimney and Dryer Vent cleaning was not completed due to inclement weather on the date scheduled. The contractor will provide an alternate Saturday date to come back the do the work, and owners will be notified.
- c) There was a recent "Trouble" signal alarm in 1551 Mariners Walk. This was caused by a dead backup battery in the fire safety panel. The fire safety contractor attended and observed that the panel was drawing too much power from the batteries. The contractor noted that due to the age of the panel, parts are difficult to source, and made the suggestion that the fire panels in both buildings should be replaced with new units.

Discussion

Management will solicit quotations for the replacement of the two fire alarm panels.

- d) Reports from residents of otters in the west pond were investigated. No new sightings were reported and the Site Caretaker will wait to see whether the otters return before calling a contractor specializing in wild animal control.
- e) The exterior white marine lights near 1502 Island Park Walk presently don't work. The Caretaker observed that there is no power going into the light fixture.

Discussion

Management will ask the electrical contractor for the complex to investigate this and authorize the re-wiring of the power supply to those fixtures.

- f) The Site Caretaker advised that the exterior lights are set on five separate timers. The timers are adjusted monthly by the caretaker to reflect sunset and sunrise differentials. The interval for the lights to come on has most recently been adjusted to reflect the change to Pacific Daylight Savings time.
- g) The owner of unit 307-1502 Island Park Walk has indicated that their window is cracked due to excessive heat from a barbeque on their balcony. The owner would like to replace the glass on their own.

Discussion

Management will commission the authorized glazing contractor for the building to replace the window in question at the owner's expense. While council appreciates the owners offer to do the work themselves, the integrity of the building envelope depends in part on the window frame and glass being properly repaired.

- h) It was noted that the bicycle rooms are filling up with personal items.

Discussion

Council directed that these rooms be cleaned up, and only bicycles be stored there. Council further directed Management to post notices to all owners that these personal items must be removed no later than April 15, 2013, after which time they would be disposed of with no further notice.

Harald Mathes was thanked for giving his report, and was excused from the meeting at that time.

ADOPTION OF PREVIOUS MINUTES

Regular Council Meeting – December 17, 2012

It was **RESOLVED** (Madore/Sanders) that the minutes of the council meeting held February 13, 2013 be accepted as circulated.

MOTION CARRIED

BUSINESS ARISING FROM PREVIOUS MINUTES**Building F Sewer Backup**

Management reported that attempts to clear the sewer lines by the mechanical maintenance contractor have not been successful. There appears to be an obstruction part way down that slows the flow and occasionally causes a blockage. Management is working with RDH Building Engineering and the mechanical maintenance company to develop a short term solution to the immediate problem, while at the same time developing an action plan to deal with these recurring sewer backup problems in a permanent fashion. Under discussion are two options to allow contractors to access the drainage line in question, one being an exterior excavation to gain access under the building, and the second being to core through the concrete floor in the living room area in one strata lot.

Discussion

Council asked management to have the contractors put together a specific plan, with alternatives, to investigate the location of the blockage as precisely as possible before beginning any excavation. If excavation is required inside a strata lot, council directed management to include the costs for removing or relocating furniture, and protecting all floors and walls in a professional way.

Management will set up a site meeting on Friday, March 15, 2013 to include RDH Building Engineering, Service Plus Mechanical, Al Adair (excavation), a council member representative, and affected owners in Building F. A report will then be made to Council.

Auditor Review of Contingency Reserve Funding Changes

Manning Elliot, Chartered Accountants has completed their review of the changes approved to the Contingency Reserve Fund. The auditor requested a copy of the draft year-end financial statements so that they could finalize their report. Those statements were sent by Management on March 13, 2013.

Notice Regarding Caretaker Work Hours

At the direction of Council, Management presented a draft work day schedule, to be posted in the common areas of the building.

Discussion

This document was approved by Council for posting in the complex.

East Lagoon Water Loss

Management will be working with Western Tank & Lining, Canada Waterproofing, and Ken Stobbs Landscaping in addressing the water loss problems in the East Lagoon. It is proposed that the pond be fully drained, after which the perimeter of the pond liner will be examined, along with the five vent lines currently in place that perforate the liner to exhaust any methane gas. It is anticipated that the pond will be drained the week of March 18-23, 2013.

Membership in CHOA (Condominium Homeowners' Association)

All owners should be aware that The Lagoons is now a member, and their resources can be accessed by all owners. The website is <http://www.choa.bc.ca/> and the password is "pine".

CORRESPONDENCE

Council member Donna Lucas presented correspondence addressing the following:

- Re-leveling of driveway pavers in front of Building F was authorized as a withdrawal from the contingency fund, however, the work has not yet started;
- Building F garage door cleaning and repainting was authorized as a withdrawal from the contingency fund, but the work has not yet started due to weather;
- Repainting of all townhouse door frames was authorized but not yet completed due to weather;
- Concrete steps in front of 1598 Island Park Walk have cracked and need to be fixed.

Discussion

Management reported that repairs and re-painting of townhouse entry doors and personal garage doors has been authorized, to be performed by VR Homes Services. This work will commence as soon as weather conditions permit. Additional paver re-leveling has yet to be authorized. The majority of this work would be in the front entrance areas of Building F. Once the sanitary drainage repair is complete to Building F, this work will be authorized.

FINANCIAL REPORT**Operating Statements for December, 2012, January, 2013 and February, 2013**

It was **RESOLVED** (Sanders/Kondrosky) that the Operating Statement for December, 2012, January, 2013, and February, 2013 be accepted as circulated.

Discussion

Council noted that the re-leveling of pavers throughout the complex was included in the operating statement whereas this was authorized at the last Annual General Meeting as a Contingency Reserve Expenditure. Council therefore requested that the Operating Statement for the year ended February 28, 2013 be revised to reflect this. With this adjustment made, Council indicated it was prepared to approve the financial statements. **MOTION CARRIED**

Annual Operating Statement

			\$
	Mar '12 - Feb 13	Budget	Variance
Income			
Interest Income	15.56	0.00	15.56
Maintenance Income	416,294.52	416,294.64	-0.12
Other Income	1,870.00	0.00	1,870.00
Total Income	418,180.08	416,294.64	1,885.44
Expense			
Total General and Admin.	95,606.17	99,520.00	-3,913.83
Total Repairs and Maintenance	172,107.42	175,200.00	-3,092.58
Total Salary Expense	50,405.63	49,500.00	905.63
Total Utilities	87,728.23	79,400.00	8,328.23
Total Expense	405,847.45	403,620.00	2,227.45
Contingency Res Contribution			
CRF Apartment Distribution	-20,916.36	-20,916.36	0.00
CRF Townhouse Contribution	33,591.12	33,591.12	0.00
Total Contingency Res Contribution	12,674.76	12,674.76	0.00
Net Surplus(Deficit)	-342.13	-0.12	-342.01

Disposition of the Contingency Reserve Fund as at February 28, 2013

	<u>Feb 28, 13</u>	
Contingency Reserve Account		
Term Deposit	50,000.00	
Contingency Reserve Savings Account	37,958.88	
Total Contingency Reserve Funds Held	87,958.88	<u>87,958.88</u>
Contingency Res Fund - Townhouse		
Contingency Reserve -Opening	24,741.48	
Contingency Contributions	33,591.12	
CRF Expenditure	-19,746.35	
Interest	160.29	
Loan to Operating Fund (TNH)	-1,250.45	
Total Contingency Res Fund - Townhouse	37,496.09	37,496.09
Contingency Reserve Fund-Apartment		
Contingency Reserve -Opening	99,418.27	
Contingency Contributions	-20,916.36	
CRF Expenditure	-26,573.97	
Interest	217.65	
Loan to Operating Fund (APT)	-1,682.80	
Total Contingency Reserve Fund-Apartment	50,462.79	<u>50,462.79</u>
		<u>87,958.88</u>

NEW BUSINESS**Operating Budget**

The 2013/2014 fiscal year's draft operating budget was presented by management. The council reviewed the budget and requested several adjustments.

AGM Resolutions to be proposed.

Council requested management to add the following agenda items to the Annual General Meeting:

- Resolution to defer the depreciation report
- Resolution to ratify the non-smoking rule adopted by Council during the past year
- Resolution to introduce quiet hours into the bylaws by way of bylaw amendment.

Date for Annual General Meeting


The date for the AGM was tentatively set by council to be during the week of April 22-26, 2013.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30PM. The next meeting is scheduled for Wednesday, April 10th, 2013 at 4:00PM at Mariner Point meeting room, 1510 West First Avenue, Vancouver, B.C.

Respectfully Submitted;

FALSE CREEK MANAGEMENT (2006) LTD.



John Cartwright
Agent for Owners, Strata Plan VR2096

MINUTES RETENTION

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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
Email: fcmjohn@shaw.ca

MINUTES OF THE STRATA COUNCIL MEETING OF LEASEHOLD STRATA PLAN VR 2096, ("THE LAGOONS"), HELD ON WEDNESDAY, FEBRUARY 13, 2013 AT 4:00 p.m. AT THE MARINER POINT MEETING ROOM, 1510 WEST FIRST AVENUE, VANCOUVER, B.C.

Council in Attendance:

Regrets:

Anthony Barnes
Margaret Kondrosky
Donna Lucas
Karen Madore
John Sanders

Susan Blundell

Guest: John Cartwright - False Creek Management (2006) Ltd.
Bruce Watson - #205-1551 Mariner Walk

CALL TO ORDER

The meeting was called to order by the council president at 4:00 pm.

GUEST PRESENTATION – Bruce Watson #205-1551 Mariner Walk

Mr. Watson was present to discuss landscaping concerns with respect to a neighbour.

Discussion

Council thanked Mr. Watson for his presentation at the meeting, and assured Mr. Watson that his concerns would be considered in discussions with the owner.

PROPERTY MANAGEMENT REPORT

Chimney and Dryer Vent Cleaning

All chimneys and dryer vents are scheduled to be cleaned Saturday, March 2, 2013. In-suite access will be required for this, as the work is done from both inside and outside. Notices will be posted in advance of this.

Auditor Report – Warren Haag, Manning Elliot, Chartered Accountants

Mr. Haag has indicated in correspondence with management that their report will be complete by February 18, 2013.

Sanitary Backup and Flood – Building F

Since the last council meeting, a sanitary sewer backup occurred in one strata lot in building F. The backup was caused by a blockage in the main sanitary drainage line serving Building F as a result of personal hygiene products being disposed of into the sanitary drain line. This occurrence has been incorporated into the field work being undertaken by RDH Building Engineering Ltd.

ADOPTION OF PREVIOUS MINUTES

It was **RESOLVED** (Kondrosky/Barnes) that the minutes of the regular council meeting held January 9, 2013 be approved as circulated.

MOTION CARRIED

BUSINESS ARISING FROM PRIOR MINUTES**Ten Year Warranty Review – Contract “A” – RDH Building Engineering Ltd.**

Management advised council that the recommendations contained in the 10 year warranty review recently completed have been submitted to Willis Canada, the underwriter of the warranty, and their adjuster, Victor Machado, of Barnes Craig Adjusters. To date, nothing further has transpired.

Discussion

Council directed that a site meeting be convened with RDH to determine how this process might be moved along in a more timely fashion.

RDH Building Engineering Ltd. (“RDH”) Review of Building F Sanitary Drainage System

Phil Johnson of RDH submitted a preliminary report to Council with recommendations to commence exploratory excavation underneath Building F to ascertain the sub-surface conditions, and the exact location of the sanitary drainage lines.

Discussion

Council proposed a site meeting to involve members of council, Management, Phil Johnson of RDH, and Ray Amer of Service Plus Mechanical to discuss the recent set of written recommendations presented by RDH. In particular, Management wants to put in place a practical action plan to address the drainage problems. Council further directed that this should occur at the earliest opportunity. Council also directed that a discussion with RDH regarding the warranty review also be scheduled for that site meeting. Management will schedule this meeting at the earliest opportunity.

CORRESPONDANCE

An owner wrote to council offering useful observations with respect to how insurance claims are handled, and what individual owners can do to mitigate future losses

An owner wrote to council regarding several landscaping issues:

- a) The owner asked who is responsible for the landscaped area adjacent to the entry ramp to 1502 Island Park Walk, whether it is the City of Vancouver, or the Strata Corporation.

Discussion

Management reviewed the legal strata plans and has confirmed that the narrow landscaped area adjacent to the access ramp to 1502 Island Park Walk is part of the leasehold interest of the Strata Corporation

- b) The owner asked who is responsible for the maintenance of plants growing on the seawall side of Island Park Walk.

Discussion

Management confirmed that this foreshore area is the responsibility of the City of Vancouver.

- c) The owner was concerned that Lily pads were over-growing the pond areas.

Discussion

Council indicated it would review this with the gardener. The presence of lily pads hinders the growth of weeds in the water, so is beneficial. However, they do require some control.

- d) The owner asked for clarification on how plant waste is disposed of.

Discussion

In prior years, waste plant materials gathered from the ponds were stored at the water's edge until it dried out, after which it was disposed of off-site. This practice garnered complaints from residents due to the smell, and the present practice is to dispose of this plant material as soon as it's removed from the ponds.

An owner wrote to Council advising of their plans to implement changes to their ground floor balcony landscaping, which is limited common property.

Discussion

Council indicated that a meeting with the resident in question would be scheduled to discuss these concerns.

An owner wrote to council taking issue with the allocation of uninsured loss costs attributed to this owner's strata lot.

Discussion

Council members decided that as they had already determined the cost allocation in this matter, that this would not be re-visited.

FINANCIAL REPORT

Consideration of the Operating Statement for the Ten Months ended December 31, 2012 was deferred due to the absence of the Treasurer.

	Ten Months Year to Date		
	Mar - Dec 12	Budget	Variance
Income			
Interest Income	13.50	0.00	13.50
Maintenance Income	346,912.10	346,912.20	-0.10
Other Income	1,800.00	0.00	1,800.00
Total Income	348,725.60	346,912.20	1,813.40
Expense			
General and Admin.	79,098.63	82,933.32	-3,834.69
Repairs and Maintenance	154,656.68	145,999.98	8,656.70
Salary Expense	41,348.47	41,250.00	98.47
Utilities	72,212.92	66,166.66	6,046.26
Total Expense	347,316.70	336,349.96	10,966.74
Contingency Res Contribution			
CRF Apartment Distribution	-17,430.30	-17,430.30	0.00
CRF Townhouse Contribution	27,992.60	27,992.60	0.00
Total Contingency Res Contribution	10,562.30	10,562.30	0.00
Net Surplus(Deficit)	-9,153.40	-0.06	-9,153.34

Disposition of the Contingency Reserve Fund – December 31, 2012

Townhouse Strata Lots

Opening Balance	24,741.48	
Contributions	27,992.60	
Interest	156.31	
Emergency Expenditure	(16,396.08)	
Loan to Operating Fund	(9,242.08)	27,252.23

Apartment Strata Lots		
Opening Balance	99,418.27	
Contributions	(17,430.30)	
Interest	210.32	
Emergency		
Expenditure	(22,065.29)	
Loan to Operating Fund	<u>(12,437.66)</u>	47,695.34
Total Aggregate Contingency Reserve Fund		<u>74,947.57</u>
Net Loan from Contingency Reserve to Operating Fund.		<u>21,679.74</u>

NEW BUSINESS

Awning Cleaning

Council members felt that the awning cleaning done last year at the same time the windows were cleaned was insufficient. In particular, while the exterior of the awnings were cleaned, the undersides of these awnings were left untouched.

Discussion

Management will solicit a separate contractor to provide pricing on cleaning of the awnings this coming spring.

Prevention of Flooding – Water Supply Controls

One owner has stated to council that they have installed a flow control device on their domestic water supply that would restrict the flow of water in the event of a water line breakage within their strata lot. This device requires a power source, and installation into the main water supply into the strata lot. The device can be programmed to shut off completely when the resident is away, and then when the owner is home, be programmed to shut off in the event of water moving through the supply line for an extended period of time, for example 30 minutes.

The device can be researched by owners at the following website, and is recommended to all owners.

<http://www.flologic.com/>

Publication of Meeting Minutes

Council reviewed their current policy of publishing minutes only upon their acceptance at the subsequent council meeting. It was decided that the minutes should be produced within one week of the council meeting, edited by council and subsequently published within two weeks of the council meeting.

Email Communication with Owners

Management suggested that a Twitter account be set up to alert subscribing owners to the publication of minutes or other relevant documents on Management's website. Council agreed with this approach. Management further indicated that email addresses are on file for only a minority of owners. Council requested that a notice be posted asking owners for their email contacts in order to improve communication between the Strata Corporation and Owners.

Annual General Meeting Planning – Depreciation Report

Management reviewed with council the coming requirements with respect to the commissioning of Depreciation Report. By December 15, 2013, every strata corporation has to either have commissioned a depreciation report, or alternatively passed a three-quarter vote of the owners at a general meeting to defer the requirement for the report to the ensuing fiscal year.

Discussion

Council decided that it would propose to the owners that the commissioning of a depreciation report would be postponed for this next fiscal year; this approval to be sought through a three-quarter vote of the owners at the Annual General Meeting.

Annual General Meeting Planning – Ratification of “no smoking” Rule

Management reminded council that the Rule adopted by council regarding no smoking permitted on common property requires ratification at the upcoming General Meeting, failing which the Rule will lapse.

Caretaking

Council decided that it would convene a meeting to review the ongoing responsibilities of the caretaker. Two council members will attend, along with Management and the Caretaker.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:45pm. The next regular meeting is scheduled for Wednesday, March 13, 2013 at 4:00pm in the meeting room at 1501 West First Avenue, Vancouver, B.C.

Respectfully Submitted;

FALSE CREEK MANAGEMENT (2006) LTD.



John Cartwright

Agent for Owners, Leasehold Strata Plan VR2096

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Council in Attendance:

Regrets:

Anthony Barnes
Susan Blundell
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 the council president at 4:00 pm.

ADOPTION OF PREVIOUS MINUTES

It was **RESOLVED** (Blundell/Kondrosky) that the minutes of the regular council meeting held November 16, 2012 be approved as circulated. **MOTION CARRIED**

It was **RESOLVED** (Blundell/Kondrosky) that the minutes of the regular council meeting held December 12, 2012 be approved as circulated. **MOTION CARRIED**

PROPERTY MANAGEMENT REPORT

Audit Proposal – Manning Elliot

Management reported that in discussions with Warren Haag at Manning Elliot, all relevant documentation has been provided to their firm, and they are part-way through their work. Management further indicated that the purview of Manning Elliot is to examine the allocation of Contingency Reserve balances and allocation between townhouse and apartments, and to determine whether the transition approved at the Annual General Meeting held May 23, 2012 had been correctly set up.

10 Year Warranty Review – RDH Building Engineering Ltd. ("RDH")

Phil Johnson of RDH has submitted the 10 year review to Willis Canada, the warranty provider, and the recommendations contained therein have been passed on to the adjuster for the warranty provider, Barnes Craig. The adjuster did give RDH approval to proceed with warranty work required by recent moisture ingress in one of the townhouse strata lots.

Mechanical Design Review – Building F

RDH Building Engineering Ltd. ("RDH") has reported that they are in the process of reviewing design drawings for the sanitary drainage system under Building F, and have held preliminary discussions with the City of Vancouver regarding possible alternative sewer drainage designs that might apply to Building F. No exploratory work has yet been scheduled by RDH.

Plumbing Leak Repairs – 1511 Mariner Walk.

Further to council's direction at the last meeting, Management has been working with Jason Beuhler from Angel Restoration on a breakdown of costs related to this repair, in particular what damage was directly caused by the leaking water supply tube to the upstairs refrigerator, and what repairs might have fallen outside of that cause. This matter was resolved through council discussion.

Paver Re-leveling

Re-leveling has been completed in the following areas

105 – 1551 Mariner Walk – ground floor patio

1594 Island Park Walk – ground floor patio

1502 Island Park Walk – area amongst trees to the left of the lobby entrance.

The total cost of these three repairs was \$5,600, all borne by the strata corporation.

In addition, a deficiency repair was completed to 1590 Island Park Walk, which was repaired at an earlier date. This was done at no cost to the strata corporation.

Discussion

Council requested a report on what paver repairs in total had been performed during the current fiscal year.

BUSINESS ARISING FROM PRIOR MINUTES**Ground Lease Renewal Subcommittee**

Committee member Donna Lucas reported that the South False Creek Neighbourhood Association (www.falsecreeksouth.org) held their Annual General Meeting December 5, 2012. At that meeting, dues for member buildings were set at \$5.00 per unit for the year. The latest newsletter of Re*Plan, the subcommittee of the South False Creek Neighbourhood Association, can be accessed at;

http://www.falsecreeksouth.org/Lease%20Plan%20Newsletters/replan_news_issue2_may2012.pdf

Discussion

Council decided to continue with membership in this organization for the next fiscal year, after which it would be reviewed. Council is awaiting the newest draft of the Re*Plan ground lease strategy proposal, which should assist in determining council's future actions.

Management indicated that a legal opinion had been provided to the Strata Corporation by John Mendes, of the firm Lesperance Mendes, at the time of the building envelope replacement program. Council members requested copies of that legal opinion be sent out to all council members. Management asked whether the Strata Corporation wanted to engage John Mendes to do further work on this issue. This was declined by council for the time being.

Signage – 1502 Island Park Walk.

Council member Sue Blundell expressed renewed concern that emergency vehicles and guests to the building had difficulty locating the building due to improper signage. In particular, emergency vehicles, such as ambulance, have driven along the seawall when dispatched to the building. Management will also discuss issues of emergency access with E-Comm, the centralized dispatch service for emergency services throughout the lower mainland.

Discussion

Management indicated that any signage on west Second Avenue would require approval from the Streets Department of the City of Vancouver. Council directed management to discuss this need with the City of Vancouver with a view to providing clearer signage to the entrance of the building.

CORRESPONDANCE

No correspondence was presented at this meeting.

FINANCIAL REPORT

It was **RESOLVED** (Blundell/Madore) that the operating statement for the eight months ended October 31, 2012 be accepts as circulated **MOTION CARRIED.**

It was **RESOLVED** (Blundell/Barnes) that the operating statement for the nine months ended November 30, 2012 be accepts as circulated **MOTION CARRIED.**

Nine Months Year-to-Date			
	Mar - Nov 12	Budget	Budget Variance
Income			
Maintenance Income	312,220.89	312,220.98	-0.09
Interest Income	11.05	0.00	11.05
Other Income	1,000.00	0.00	1,000.00
Total Income	313,231.94	312,220.98	1,010.96
Expense			
General and Admin Expense.	71,027.12	74,639.98	-3,612.86
Repairs and Maintenance	139,868.56	131,399.97	8,468.59
Salary Expense	37,460.37	37,125.00	335.37
Utilities Expense	61,971.47	59,549.99	2,421.48
Total Expense	310,327.52	302,714.94	7,612.58
Net Ordinary Income	2,904.42	9,506.04	-6,601.62
Contingency Res Contribution			
CRF Apartment Distribution	-15,687.27	-15,687.27	0.00
CRF Twnhse Contribution	25,193.34	25,193.34	0.00
Total Contingency Res Contribution	9,506.07	9,506.07	0.00
Net Income	-6,601.65	-0.03	-6,601.62

Disposition of the Contingency Reserve Fund - November 30, 2012

Townhouse Strata Lots		
Opening Balance	24,741.48	
Contributions	25,193.34	
Interest	154.05	
Emergency Expenditure	(16,396.08)	
Loan to Operating Fund	<u>(8,791.81)</u>	24,900.98
Apartment Strata Lots		
Opening Balance	99,418.27	
Contributions	(15,687.27)	
Interest	207.28	
Emergency Expenditure	(22,065.29)	
Loan to Operating Fund	<u>(11,831.70)</u>	50,041.29
Total Aggregate Contingency Reserve Fund		<u>74,942.27</u>
Net Loan from Contingency Reserve to Operating Fund.		<u>20,623.51</u>

NEW BUSINESS**Chimney Cleaning**

Council directed that all wood burning chimneys be inspected annually and cleaned if required. At the same time, an inventory of which strata lots have electric fireplace inserts should be developed. In addition, council directed that the dryer vents be cleaned at the same time.

Leak into parkade

It was reported that water ingress is occurring adjacent to parking stall #126, and is dripping onto the vehicle there.

Elevator Floors

Council directed that the elevator floors be mopped and scrubbed on a weekly basis.

Renovation Debris - #407-1551 Mariner Walk.

It was reported that in the course of renovation of this strata lot, the contractor did the following:

- 1) Left the lobby door proposed open for an extended period of time
- 2) Drywall debris was left in the stairwell
- 3) Renovation debris was stacked in the re-cycling area under Building J.

Management indicated it would speak to the contractor and have these issues addressed to the satisfaction of the strata corporation.

2013 Annual General Meeting Planning

Management proposed Thursday, April 25, 2013 as the date for the annual general meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:05pm. The next regular meeting is scheduled for Wednesday, February 13, 2013 at 4:00pm in the meeting room at 1501 West First Avenue, Vancouver, B.C.

Respectfully Submitted;

FALSE CREEK MANAGEMENT (2006) LTD.



John Cartwright
Agent for Owners, Leasehold Strata Plan VR2096

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