



## MARQUIS MANOR STRATA PLAN VR 60

STRATA COUNCIL MEETING MINUTES  
WEDNESDAY, SEPTEMBER 26, 2012, 7:00 PM

**COUNCIL PRESENT:**

Evan Soukas	215
Peter Orlandi	308
Emily Unger	104
Ranjit Soniassy	108

**COUNCIL REGRETS:**

Tess Denosta	105
Matthew Harriman	114
Eileen Sullivan	214

**MANAGEMENT REGRETS:**  
(Not Scheduled to Attend)

Christine Turner, Property Manager  
Pacific Quorum Properties Inc.  
[christine@pacificquorum.com](mailto:christine@pacificquorum.com) / direct line: 604-638-1965

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1. **CALL TO ORDER**

The meeting was called to order at 7:05 p.m.

2. **ADOPTION OF PREVIOUS MINUTES**

It was:

**MOVED/SECONDED** (Soukas/Soniassy)

To approve the August 2012 minutes with one minor correction that Emily Unger was not present during the August 2012 meeting.

**CARRIED**

3. **FINANCE**

The July and August financials were received but not approved at this time. Some minor questions were brought to attention which will be sorted out between Eileen and Pacific Quorum.

4. **BUSINESS ARISING**

a. **Sidewalk Crack**

The side walk crack that was leading to the front door has now been patched. This was completed by a volunteer of the building and no charge will be billed to the Council.

b. **Roof Cleaning and Minor Repairs**

The roof was cleaned by Crucial Roofing. Crucial also has re-patched the areas around the vent stack pipes, resealed a fish mouth and also caulked some metal flashing.

c. **Painting of Fire doors and Elevator Doors**

Council is comparing quotes and different procedures in rejuvenating the doors' surfaces. Peter will investigate this issue further and ask more detailed questions regarding the quote received.

d. **Painting of Parking Lines**

Two residents of the building volunteered to repaint a small section of the parking lines. If this is deemed successful by Council, they will proceed to complete the remainder of the parking lot. Currently, the lines are faded and a repaint will make them more visible.

It was:

***MOVED/SECONDED*** (Soniassy/Unger)

To allow volunteers of the building to repaint the east wall parking lines.

e. **Horizontal Drain Pipes**

Some of the horizontal drain pipes were flushed by Xpert Mechanical on September 11, 2012. More drain pipe cleaning will be discussed by council at the next meeting.

f. **Boiler**

The main heating boiler for the building was started up by Xpert Mechanical. This is an annual procedure to be completed before the cold months of autumn and winter approach.

5. **ADJOURNMENT**

It was:

***MOVED/SECONDED*** (Soniassy/Unger)

To adjourn the meeting.

***CARRIED***

The meeting was adjourned at 8:05pm.

***\*\*MINUTES PREPARED BY STRATA COUNCIL.***

**THE NEXT STRATA COUNCIL MEETING WILL BE HELD ON:  
WEDNESDAY, OCTOBER 31, 2012 AT 7:00 P.M.**

SUBMITTED BY:

Christine Turner, Property Manager

***PACIFIC QUORUM PROPERTIES INC.***

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**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch họ

**重要資料 請找人為你翻譯**

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**알려드립니다** 이것을 번역해 주십시오

**सुगुणी महत्वाची** विद्यार्थी करके विनिर्देश दिए गए हैं सुनिश्चित करें

*Please Note:* The Real Estate Regulations requires a vendor to provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *Pacific Quorum Properties Inc.*