

**MARQUIS MANOR  
STRATA PLAN VR 60**

**STRATA COUNCIL MEETING MINUTES  
MONDAY, MAY 27, 2013, 7:00 PM**

**COUNCIL PRESENT:**

Emily Unger 104  
Tess Denosta 105  
Ranjit Soniassy 108  
Will Gunton 301  
Adriano Cavino 311

**COUNCIL REGRETS:**

Evan Soukas 215

**MANAGEMENT REGRETS:** Christine Turner

Property Manager (Not scheduled to attend)

Pacific Quorum Properties Inc.

Christine@pacificquorum.com/ direct line: 604-638-1965

**1. CALL TO ORDER**

The meeting was called to order at 6:59 p.m.

**2. ADOPTION OF PREVIOUS MINUTES**

It was:

**MOVED/SECONDED** (#108/#105)

To approve the adoption of the April 29, 2013 meeting minutes.

**3. FINANCE**

It was:

**MOVED/SECONDED** (301/108)

To approve the January 2013, February 2013, and April 2013 financial statements.

To approve the March financial statements with queries to be followed up on with Pacific Quorum.

**CARRIED**

#### 4. BUSINESS ARISING

##### a. Junk Removal

On Monday, May 27<sup>th</sup>, items left in resident parking stalls and at the back of the building were removed.

Owners and/or Tenants are reminded that according to the VR 60 bylaws, "An Owner is not permitted to use their parking stall for storage of cabinets, tires, or personal items other than vehicles and/or bicycles." [Bylaw 31.1(b)]

Owners and/or Tenants are also reminded that according to VR 60 bylaws, "An Owner shall not hinder or restrict sidewalks, entrances, exits, halls, passageways, stairways and other parts of common property. Hindrance and restriction includes the placing of personal items and garbage." [Bylaw 36 (3)] This includes storing items in locker rooms outside of lockers.

In the future, any junk left in the locker rooms, parking stalls and/or at the back of the building, will be moved and fines may be applied to your strata lot account.

##### b. Laundry Revenue

All dryers were adjusted so \$1.00 buys 60 minutes of drying time. Council will monitor laundry revenue and discuss any further changes to laundry costs prior to next years' Annual General Meeting.

##### c. Depreciation Report

Council will review the Samples of reports sent to the Strata Council by the Property Manager. Options will be discussed at the next Council meeting.

##### d. Fire Violation Fines

A follow-up inspection has been booked with the Fire Department to re-inspect the stalls for compliance with the bylaw. Items remaining in parking stalls will be removed and disposed of without any further warning.

#### 5. NEW BUSINESS

##### a. Halls and Lobby Painting/Refresh

Council is working on preparing a proposal for painting the building halls and doing a refresh of the lobby. Once the proposal is completed it will be available for Owners' review.

##### b. Roof Repair

Council is procuring quotes for the additional work recommended by Crucial Roofing Services following their work on the roof last September.

Council will also undertake to have some of the neighbouring trees trimmed to decrease the leaves and debris on the roof.

c. Tagging of Bikes

Council will undertake to remove any unclaimed bikes from the parkade to declutter the parkade.

d. Heating System Shut Down

Council discussed a date for the annual shut down of the heating system. Council will perform the shut down as soon as the weather permits.

e. Sump Pump

One of the building's two sump pumps was replaced with a stronger pump. Council discussed monitoring the other pump and replacing it at a further date should it become necessary.

f. Basement Re-tiling

Council will obtain quotes to re-tile the basement hallway.

6. ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

THE NEXT STRATA COUNCIL MEETING WILL BE HELD ON MONDAY, JUNE  
24, 2013 AT 7:00 P.M.

*Minutes were prepared by Council.*