

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, APRIL 22, 2014, AT 1:00 P.M., AT THE
ELECTRA COMMERCIAL BOARDROOM, VANCOUVER, B.C.**

PRESENT: Mr John Davies President
Mr Keith Hyde Vice-President
Ms Amanda Lu Treasurer
Mr Alan Davis On-Site Manager
Ms Shirley Song Accountant

REGRETS: Mr Mark Bentz Director

AGENT: Ms Wendy McKenzie, Strata Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The Council President, John Davies called the meeting to order at 1:10 p.m.

APPROVAL OF AGENDA

It was **MOVED/SECONDED** to approve the agenda with noted changes/additions.

CARRIED

APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED**; to approve the minutes of the March 18, 2014 as circulated.

CARRIED

FINANCIAL REPORT

Operating Statements

Shirley Song, Commercial Section Accountant presented the financial statements as of March 31, 2014, recapping the financial position.

It was **MOVED/SECONDED** to approve the unaudited financial statements to March 31, 2014.

CARRIED

ON-SITE MANAGER'S REPORT:

- a) Compactor was making an odd noise, contractor was brought in and repaired equipment. At this time the device to neutralize odors was repaired.

- b) The electrical vault and low voltage breakers were cleaned and serviced; generator started immediately. Everything went smoothly and there were no issues with the shutdown itself.
- c) There have been problems for the last couple of years of some of the toilets getting plugged on the first and second floor due to replacement flush valves which don't allow enough water to go through. Elafon has sourced and found replacement valves that allow the same capacity of water as the originals.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Legal action

There is no update at this time regarding the legal action with unit #101 naming the Strata and Commercial Section.

Lighting upgrade

Information was previously brought forward pertaining to a company that upgrades the existing interior lighting to energy efficient standards. The company has been on-site to perform an inspection; we are waiting on a quote.

NEW BUSINESS

Piping issue

A quote to re-pipe a leaking section running through a men's washroom and storage area was reviewed. As this repair requires immediate attention it was **MOVED/SECONDED** to approve the repairs.

CARRIED

Renovation bylaw infraction

It was brought to Council's attention that an un-notified renovation was causing a noise disturbance outside of the permitted bylaw hours. It was **MOVED/SECONDED** to forward a bylaw warning letter to the owner.

CARRIED

Annual General Meeting

An extensive review of the AGM budget and proposed special assessments was undertaken. The 2014 Annual General Meeting has been scheduled for Thursday, May 29, 2014.

STRATA COUNCIL UPDATES

Strata budget

Council engaged in a lengthy discussion regarding the situation surrounding the payment of Strata (common) expenses, lack of a Strata budget and how to move forward in a compliant and practical manner. This issue will be brought to the next Strata Council Meeting for further discussion.

COMMITTEE REPORTS

Basement

All findings have been amassed; awaiting final report.

CORRESPONDENCE

-Council reviewed an owner's proposal to put forth a resolution to the owners at the upcoming AGM for the installation of a kitchen/ lunchroom on the 2nd floor. The Strata Manager will contact the owner to advise sufficient information was not provided for a resolution.

-An owner requested permission to continue performing the grease trap inspection/cleaning every 6 months. As the Strata is adhering to City guidelines and the subsequent Commercial Section Rule Council cannot approve this request; grease traps must be inspected every 4 months.

ADJOURNMENT

The meeting was adjourned at 3:13 p.m.
The next meeting is scheduled for Tuesday, May 20, 2014.

Attention
Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the owner's expense and not the Strata Corporation's.