

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,  
COMMERCIAL SECTION, HELD ON TUESDAY, MAY 20, 2014, AT 1:00 P.M., AT THE  
ELECTRA COMMERCIAL BOARDROOM, VANCOUVER, B.C.**

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**PRESENT:** Mr John Davies President  
Mr Keith Hyde Vice-President  
Mr Mark Bentz Director  
Mr Alan Davis On-Site Manager

**REGRETS:** Ms Amanda Lu Treasurer  
Ms Shirley Song Accountant

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

**GUEST:** Farhad Ebrahimi Owner

**CALL TO ORDER**

The Council President, John Davies called the meeting to order at 1:20 p.m.

**GUEST SPEAKER**

Farhad Ebrahimi reviewed the plans and supporting documentation to install a kitchen/lunch room on the second floor with the Council. As the costs to install and maintain this room would be the responsibility of the 2<sup>nd</sup> floor owners a 3/4 resolution with assessment would have to be raised at a future general meeting. This topic will be brought up at the Annual General Meeting on May 29<sup>th</sup> for discussion.

**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 April 22, 2014 as circulated.

**CARRIED**

**FINANCIAL REPORT**

**Operating Statements**

Shirley Song, Commercial Section Accountant and Amanda Lu were unable to attend the meeting, therefore the financial report will be deferred to the next meeting.

## **ON-SITE MANAGER'S REPORT:**

- a) A cooling problem on the 1<sup>st</sup> floor has been resolved.
- b) The heating has been turned off for the winter. One of the pumps that circulated heating water has a seal that needs to be replaced.
- c) It is confirmed that all restaurants now have the mandatory grease traps installed.
- d) The generator has had its semi-annual testing and full load test and passed with no problems.
- e) The new domestic water booster pumps have been installed and are functioning as expected.

## **REVIEW OF ONGOING ISSUES AND INITIATIVES**

### **Legal action**

Discovery proceeding have been scheduled in June 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 existing interior lighting to energy efficient standards. A quote was reviewed; as this is a high cost project and must be brought to the owners to consider, it will be tabled at this time.

## **NEW BUSINESS**

### **Annual General Meeting**

Owners are reminded that the Annual General Meeting is scheduled for May 29, 2014.

## **STRATA BUSINESS**

### **Notice of Civil Claims**

The following legal civil claims naming the Strata have been received and forwarded to the Strata insurer;

- 1) True North Concrete Lifting vs. Owners of Strata Plan LMS 1866 and others
- 2) AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866

### **Recycle room door fob access**

Quotes were reviewed to install fob access to the recycle room door to limit access to residents only. It was **MOVED/SECONDED** to approve the Klassen Technologies quote selected by the Strata Council.

**CARRIED**

### **Comm/Res wheelchair access**

A discussion was had regarding the protocols for granting access to the Commercial front entrance door via the Res/Comm door, in-which an automated door opener was recently installed. Residents requesting wheelchair access to this door will be required to sign an agreement of access form.

## **COMMITTEE REPORTS**

### **Basement**

Due to the legal civil claim filed by AE Electronics & AEBC Internet all documentation the Basement Committee compiled has been handed over to the Strata's legal counsel.

## **CORRESPONDENCE**

-A request for the Strata Commercial Section approval to the City to change the classification from Limited Food Establishment to a Restaurant 1 permit was reviewed. As the necessary plumbing requirements were met it was **MOVED/SECONDED** to approve.

**CARRIED**

## **ADJOURNMENT**

The meeting was adjourned at 2:45 p.m.  
The next meeting is scheduled for Tuesday, June 17, 2014.

<b>Attention</b>
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.