

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, MAY 20, 2014, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.

PRESENT:

Mr. John Davies	President
Mr. Adam Bugden	Vice-President
Mr. Mark Bentz	Director
Mr. Jason Lehmann	Director
Alan Davis	On-Site Manager

AGENT: 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 4:00 pm.

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 15, 2014 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

- 1) The domestic water booster package was installed May 15th; the pumps have been started and are working as expected.
- 2) The emergency generator has its semi-annual service and annual full load test, no problems were detected.
- 3) Cummins performed minor repairs to the engine; additional issues were discovered and will be addressed.
- 4) Security door in administration office has been installed.

COMMITTEE REPORT

Commercial 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. The committee has been disbanded.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

RDH Engineering has stated the report will be forwarded by the end of the week.

Legal action

Unit #101 legal action naming the Strata and Commercial Section – Discovery proceedings have been scheduled for June.

Emergency power for a commercial elevator

No update at this time; the Site Manager will obtain quotes from Mott Electric and Houle Electric for review at the next meeting.

Sump pump monitoring system

A quote to install monitoring capabilities to the DDC system has been received; awaiting quote to connect to the monitoring panel.

ICBC terrazzo tile claim

A second contractor has been located and will be on-site this week to inspect the scope of repairs and produce a quote.

Landscaping membrane issue

This project is underway, plants and soil have been removed; membrane work is to commence next week.

Maintenance items

-Recycling room: fob access: A second quote was reviewed; Council **MOVED/SECONDED** to proceed with the Klassen Technologies quote.

CARRIED

-Fencing around water station: The second quote was reviewed via email; Council **MOVED/SECONDED** to proceed with the less costly quote.

CARRIED

- Signage for the recycling room: Updated, easier to comprehend signage is being reviewed.

NEW BUSINESS

Lighting upgrade

Information was 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 would have to be brought to the owners for consideration, it will be tabled at this time.

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

CORRESPONDENCE

-None received at this time.

ADJOURNMENT

The meeting was adjourned at 5:13 p.m.

The next meeting is scheduled for June 17, 2014 @ 4:00 pm.

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.

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