

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, JUNE 17, 2014, AT 1:00 P.M., AT THE
ELECTRA COMMERCIAL BOARDROOM, VANCOUVER, B.C.**

PRESENT: Mr John Davies President
Mr Keith Hyde Vice-President
Mr Mark Bentz Director
Mr Alan Davis On-Site Manager
Ms Shirley Song Accountant

REGRETS: Ms Amanda Lu Treasurer

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

CALL TO ORDER

The Strata Manager called the meeting to order at 1:10 p.m.

ELECTION OF OFFICERS

It was **MOVED/SECONDED**; that the following executive positions were elected;

John Davies	President
Keith Hyde	Vice-President
Amanda Lu	Treasurer
Mark Bentz	Director

CARRIED

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 May 20, 2014 as circulated.

CARRIED

FINANCIAL REPORT

Operating Statements

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

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

CARRIED

ON-SITE MANAGER'S REPORT:

- a) Extreme Glass has confirmed that the replacement mirror in elevator #5 will be received next Monday and installed by next Wednesday.
- b) Elevator #4 was shut down for approx. 2 weeks by the elevator company due to a safety issue. The issue was resolved; elevator #5 will be investigated for the same issue to ensure no future issues.
- c) One of the pumps that circulates heating water has had a seal replaced.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Legal action

Discovery proceeding regarding the legal action with unit #101 naming the Strata and Commercial Section have been postponed and are in the process of being re-scheduled.

Ventilation issues

On-going ventilation issues in the Nelson Street facing offices are being investigated further. A previous proposal was deemed as an unacceptable solution.

NEW BUSINESS

Annual General Meeting follow-up

-Kitchen/Lunch room proposal: Investigation into the available options to forward this proposal is under way.

-Lighting upgrade presentation: As this year's budget doesn't allow for an extensive lighting retrofit a smaller scale project will be investigated. The light bulbs on the LM retail hallway, including bathrooms will be replaced with Inteluma LED lights.

-Storage Lease bylaw resolution: As this resolution failed it was **MOVED/SECONDED** to be implemented as a rule;

"Leasing contract parameters for common property storage rentals

The following are to be applied to the rental of exclusive storage space rentals of Commercial common storage space;

- 1) *Yearly contracts will be reviewed and renewed on an annual basis on April 1st.*
- 2) *Costing will be calculated as follows;*
 - *\$1.00 per sq.ft. for regular storage units*
 - *\$50.00 per month for the two storage closets*
 - *Minimum charge is \$50.00 per month for all storage units*
 - *Payments are due monthly*
- 3) *Only owners of the Electra Commercial section are permitted to rent storage space; if they elect to sub-let to tenants they can do so at cost and the agreement is only valid for a maximum of one year."*

CARRIED

-Electrical Capacity bylaw resolution: As this resolution failed it was **MOVED/SECONDED** to be implemented as a rule;

"Constrained activities within Strata lot

Electrical Capacity;

For units on the 1st and 2nd floor the maximum electricity draw off common wall electrical outlets (generally these are on the side walls vs. those facing the hall or outside) is 650 Watts and/or 6.5

Amps. Owners and tenants must ensure that any electrical appliances, computers and the like do not have a combined peak draw that exceeds this maximum."

CARRIED

Exterior maintenance

- Several trees in the courtyard requiring trimming if possible or possible removal; a quote will be obtained.
- Council reviewed quotes to paint the Hornby St. metal awnings; a 3rd quote will be obtained.

STRATA BUISNESS

Notice of Civil Claims

The following legal civil claims naming the Strata have been received and forwarded to the Strata insurer; there is no update at this time.

- 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

Depreciation Report

The first draft has been received; a committee comprised of Residential and Commercial representatives will be formed to work through the report with the engineering company.

Strata invoicing

A discussion was had on options to improve on the current system of invoicing Strata invoices. The Strata Manager will bring these options to the Residential Council for their feedback.

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. The committee hasn't been disbanded and may be called upon in the future.

CORRESPONDENCE

-None received at this time.

ADJOURNMENT

The meeting was adjourned at 2:58 p.m.

The next meeting is scheduled for Tuesday, July 15, 2014 @1:00 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.