

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, JUNE 17, 2014, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.**

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**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 Strata Manager called the meeting to order at 4:06 pm.

**ELECTION OF OFFICERS**

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

John Davies	President
Adam Bugden	Vice-President
Jason Lehmann	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 meeting as circulated.

**CARRIED**

**ON-SITE MANAGERS REPORT**

- 1) The fire alarm sounded on June 16<sup>th</sup> due repairs on the system.
- 2) As noted by the fire protection contractor the fire pump was inspected by Cummins and a quote for repairs was submitted.

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

### **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.

### **Legal action**

-Unit #101 legal action naming the Strata and Commercial Section – Discovery proceedings have been postponed and will be rescheduled.

-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

### **Emergency power for a commercial elevator**

The electrical contractor has inspected the system; ThyssenKrupp will be brought in to sanction and perform and work to the elevator itself.

### **Sump pump monitoring system**

A quote to install monitoring capabilities to the DDC system has been received. The electrical contractor who installed the monitoring panel will be contacted to provide a quote to connect to the system.

### **ICBC terrazzo tile claim**

A second contractor has provided a quote to repair the damaged terrazzo tile; the quote will be forwarded to ICBC.

### **Driveway resurfacing project**

An updated quote and product samples are still pending from Enviro Paving; a scheduled site visit last week was cancelled by the contractor. The Strata Manager will continue communicating with the company to obtain the necessary information in order to proceed with this project.

### **Landscaping membrane issue**

The planter between the two SW entrance doors has been dug out to repair the membrane. The compromised membrane was allowing water to leak into the Residential Fitness Centre. The repairs & installation of soil and plants is estimated to be completed within the next two weeks.

### **Maintenance items**

-Recycling room: fob access: The required parts have arrived, installation will be completed within the week.

-Fencing around water station: This project has been completed.

- Signage for the recycling room: Updated, easier to comprehend signage is being reviewed and will be installed once approved.

## **NEW BUSINESS**

### **Building maintenance**

-Fire pump repairs: Council reviewed a Cummins repair quote and found it higher than anticipated. The Strata Manager will request a breakdown of the quote to ascertain what is driving the costs. As well, another vendor will be approached for a quote.

-Fuel tank polishing: Council **MOVED/SECONDED**; to approve the Petrokleen quote for annual inspection, test and maintenance requirements.

**CARRIED**

## **CORRESPONDENCE**

-None received at this time.

## **ADJOURNMENT**

The meeting was adjourned at 5:10 p.m.

The next meeting is scheduled for July 15, 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.