

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, JULY 15, 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 1:04 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 June 17, 2014, with the following amendment;

New Business: "Annual General Meeting follow-up" should have read; "New Strata Rules"

CARRIED

FINANCIAL REPORT

Operating Statements

Shirley Song, Commercial Section Accountant presented the financial statements as of June 30, 2014 recapping the financial position.

It was **MOVED/SECONDED** to approve the financial statements to June 30, 2014.

CARRIED

ON-SITE MANAGER'S REPORT:

- a) LED lights on the south and west walls of Pattison School were replaced. A quote to install LED lights on the west wall of the school was reviewed; installation costs are required.

- b) To avoid future failure and long shut-down times with elevator #5 ThyssenKrupp was requested to provide a proposal for proactive measures. Two quotes were received for 2 levels of advance work on elevator #5.
- c) A report was received from McCuaig & Associates Engineering regarding 2nd floor ventilation issues.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Legal action

Discovery proceeding regarding the legal action with unit #101 naming the Strata and Commercial Section has been rescheduled to September.

Ventilation issues

Following a review of the report from McCuaig & Associates Engineering testing of one option will be implemented in a unit. The results will be monitored and further implementation will be gauged on the success.

January 9th 2014 emergency meeting follow-up

To further enhance the building's security the project to fully repatriate the fob systems so it's under full control of the Electra Commercial management was completed in June. This project was previously **MOVED/SECONDED** for approval.

CARRIED

NEW BUSINESS

Exterior maintenance

-A continual issue with a drainpipe on the Hornby St. has been determined to be caused from inadequate pipe diameter. It was **MOVED/SECONDED** to proceed with the installation of a larger diameter drainpipe.

CARRIED

-It was noted that labour costs for various projects could be reduced if there was a hot water tap in the Commercial loading dock. It was **MOVED/SECONDED** to proceed with the installation of a hot water tap.

CARRIED

Storage Room lock installation

A new lock was installed in a previously unused storage; it was **MOVED/SECONDED** to allocate the costs incurred equally between the Strata and the owner renting the space.

CARRIED

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 has be formed to work through the report with the engineering company.

Hornby Street awning painting

A Strata Council is awaiting a third quote on this project before moving forward.

CORRESPONDENCE

-Council reviewed an owner's query regarding fob access. As noted above the fob system has been repatriated; any requests for access must be directed to the Site Manager.

ADJOURNMENT

The meeting was adjourned at 2:50 p.m.

The next meeting is scheduled for Tuesday, September 23, 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.
