

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, JULY 15, 2014, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.

PRESENT: Mr. John Davies President
Mr. Mark Bentz Director
Mr. Jason Lehmann Director
Alan Davis On-Site Manager

REGRETS: Mr. Adam Bugden Vice-President

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

CALL TO ORDER

The Strata Manager called the meeting to order at 4:03 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 June 17, 2014 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

- 1) The planter membrane has been repaired and tested; irrigation has been turned on for all zones. Tropical Touch landscaping will replace the soil and plants.
- 2) The annual pressure washing of the main property and sidewalks is almost complete. The new pressure washer is much more efficient time wise and in results.
- 3) One of the DDC system controllers which controls fans on the 1st & 2nd floors has cease to function. Control Solutions has been scheduled to replace the controller.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

A committee comprised of two Residential and two Commercial representatives has been formed to work through the first draft with the engineering company.

Legal action

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

- True North Concrete Lifting vs. Owners of Strata Plan LMS 1866 and others – Discovery proceedings have scheduled for August 11th.
- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866 – Notice of claim Strata response is scheduled for July 16th.

ICBC terrazzo tile claim

The repair quotes are under review at ICBC; Strata is awaiting their decision on monetary settlement.

Driveway resurfacing project

An updated quote and product samples are still pending from Enviro Paving; the area rep has been contacted and will arrange a site meeting as soon as possible.

Advertisement for a similar product was noted, the Strata Manager will make inquiries.

Fire pump repairs

Another company has been contracted regarding quoting on the necessary repairs. As there are limited companies who are licensed to perform this work the company is unsure if they are qualified to take on the project.

Lobby signage

The proofs have been received and will be reviewed; once approved they will ordered and installed.

NEW BUSINESS

City bylaw infraction

The Strata was issued a Building By-law infraction notice for compromised fire separation in the Commercial Section. A contractor has been engaged, a permit to repair the damaged fire separations will be obtained, repairs will be made and a final inspection will be performed. The owner responsible for the damage will be charged back all costs.

CORRESPONDENCE

-None received at this time.

ADJOURNMENT

The meeting was adjourned at 5:00 p.m.

The next meeting is scheduled for September 23, 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.