

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, APRIL 21, 2015, 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

REGRETS: Ms Amanda Lu Treasurer

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

GUEST: Mr. Evan Lanaras Elafon Mechanical

CALL TO ORDER

The meeting was called to order at 1:05 p.m.

GUEST

Mr. Evan Lanaras of Elafon Mechanical provided Council with an overview of the HVAC system and how each area of the building runs. Proposals on how to improve the heating and cooling system were detailed. Funding for these improvements will be brought forth at the Annual General Meeting.

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 March 24, 2015 as circulated.

CARRIED

ON-SITE MANAGER'S REPORT:

- A seal in the hydraulic piping in the Commercial elevator room sprung a small leak and several litres of oil leaked onto the floor. Enough oil leaked out that elevator 5 had to be taken out of service until the next day when repairs could be done.
- Another very large section of rotten hot water pipe had been replaced and the new pipe insulated. It was necessary to complete this project at night as the entire Commercial Section water supply had to be shut down. We enough extra shut off valves now that we should only have to do a partial shutdown for future replacements.

FINANCIAL REPORT

Operating Statements

A review of the financial statements to March 31, 2015 was undertaken with questions and clarification given.

It was **MOVED/SECONDED** to approve the financial statements to March 31, 2015.

CARRIED

GST Recovery

This project is underway.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Unit #101 legal action

Proceeding.

Exterior signage

This item will be brought forward at the Annual General Meeting for discussion.

Washroom tiling

Council reviewed three proposals to address the tiling situation in several washrooms. Following a discussion it was **MOVED/SECONDED** to proceed with Etna Ceramic Tile.

CARRIED

NEW BUSINESS

Annual General Meeting

Council reviewed the draft budget and proposed $\frac{3}{4}$ resolutions; final direction was given to the Strata Manager to prepare the AGM package.

STRATA BUSINESS

Notice of Civil Claims

The following legal civil claims naming the Strata have been received and forwarded to the Strata insurance provider;

- 1) True North Concrete Lifting vs. Owners of Strata Plan LMS 1866 and others. - A segment of this claim has been settled; the Strata was refunded 80% of the insurance deductible previously paid.
- 2) AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866 – On-going

Depreciation Report

The committee's comments and suggestions are currently being compiled in order to send them to RDH for consideration.

Driveway replacement & Exterior terrazzo tile repairs

No update at this time.

Composting of food scraps

This topic will be discussed at the Annual General Meeting; implementation is scheduled for June 1st.

CORRESPONDENCE

-Council reviewed a report of on-going HVAC issues in a unit. As a starting point in addressing this issue Elafon Mechanical will be engaged to perform an audit of the damper system in the unit.

ADJOURNMENT

The meeting was adjourned at 2:55 p.m.

The next meeting is the Annual General Meeting scheduled for Thursday, May 21, 2015.

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.