

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, JULY 21, 2015, AT 11:00 A.M., AT THE
ELECTRA COMMERCIAL BOARDROOM, VANCOUVER, B.C.**

PRESENT:	Mr. John Davies	President
	Mr. Keith Hyde	Vice-President/Co-Treasurer
	Mr. Gene Cherneski	Co-Treasurer
	Mr. Mark Bentz	Director
	Mr. Alan Davis	On-Site Manager
AGENT:	Ms. Wendy McKenzie	Strata Manager
	ColyVan Pacific Real Estate Management Services Ltd.	
GUEST:	Mr. Anthony Kung	Owner

CALL TO ORDER

The meeting was called to order at 11:05 a.m.

GUEST

Mr. Anthony Kung provided an overview of his accounting concerns regarding his unit. Council reviewed the account ledger and taking into consideration a miscommunication **MOVED/SECONDED** to waive the late payment fine.

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 June 23, 2015 and July 2, 2015 as circulated.

CARRIED

ON-SITE MANAGER'S REPORT:

- The heating valve for one of the second floor fan coils is leaking and will require replacement. A quote has been requested.
- Elafor, Control Solutions and Viaduct made a combined effort to unblocked and balance three HVAC systems on the second floor.

FINANCIAL REPORT

Operating Statements

Gene Cherneski, Council Treasurer, presented the financial statements as of June 30, 2015 recapping the Strata Corporation's financial position.

It was **MOVED/SECONDED** to approve the June 30, 2015 financial statements as previously distributed.

GST Recovery

Awaiting the return of the accountant, who originally handled the file, to determine how best to proceed.

Owner's annual statement

Following an entire year of accounting services ColyVan Pacific will issue a statement to each owner for the period of September 1, 2014 to August 31, 2015. The statements will be mailed in September.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Exterior signage

A lawyer is investigating the land title records to ascertain if there are any easements regarding the exterior signage; this must be completed before proceeding.

Washroom tiling

Council reviewed a quote to convert the tiled washrooms from to painted walls. As the cost is higher than budget limits, spot repairs will be undergone at this time.

HVAC issues

As previously noted a unit reported issues with the HVAC system. Elafor Mechanical performed a thorough investigation and presented a report to the Council. The HVAC system is running appropriately for the building's originally designated unit configuration. Due to changes in configuration the system can't adequately perform. Upgrades to the HVAC system in this case would be the responsibility of the owner.

Lobby chairs

As previously discussed the lobby chairs are reaching the end of life; quotes were obtained for replacement and reupholstering. The reupholster quote was far in excess of replacement and deemed too cost prohibitive. Council reviewed four replacement options; it was **MOVED/SECONDED** to proceed with purchase of four leather chairs from Ikea.

CARRIED

NEW BUSINESS

Building repairs/maintenance/upgrades

- A former building custodian performed an in-depth walk-thru of the building. A detailed list of all items, small to large, that require addressing was reported. As this project was completed free of charge, it was **MOVED/SECONDED** to purchase a gift card to thank Jerry for his time.

CARRIED

- Council reviewed a quote for removal and recertification of 3 x 4 steam safety relief valve. This is certification is mandated by the Safety Authority, therefore it was **MOVED/SECONDED** to proceed.

CARRIED

STRATA BUISNESS

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
- 3) Residential Section Strata lot 43 has filed a civil claim naming Strata Plan LMS 1866 - On-going

Depreciation Report

A response from RDH Engineering has been received, clarifications are being made. The Depreciation Report Committee will be attending the Strata meeting this afternoon to provide a more in-depth report on their recommendations.

Driveway replacement & Exterior terrazzo tile repairs

This item will be discussed at the Strata meeting later today.

CORRESPONDENCE

-Council reviewed a request to waive late maintenance fee payment fines; it was **MOVED/SECONDED** to deny this request as the bylaws are applicable to all owners

CARRIED

-A tenants concerns regarding access and HVAC modifications were investigated; the Strata Manager will respond.

ADJOURNMENT

The meeting was adjourned at 1:00 p.m.

The next meeting is scheduled for Tuesday, September 22, 2015.

IMPORTANT NOTICE

Effective immediately, Metro Vancouver has implemented the third stage of a compressive four-stage plan necessary to prevent any potential water shortages in the future.

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.

