

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, JULY 21, 2015, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.

PRESENT:	Mr. John Davies Mr. Jason Lehmann Mr. Adam Bugden	President Director Vice-President
REGRETS:	Mr. Mark Bentz	Director
SITE MANAGER:	Mr. Alan Davis	Site Manager
GUESTS:	Mr. Hesham Ibrahim Mr. Gene Cherneski	Residential Section Council Commercial Section Council
AGENT:	Wendy McKenzie ColyVan Pacific Real Estate Management Services Ltd.	Strata Manager

CALL TO ORDER

The Strata Manager called the meeting to order at 4:09 pm.

GUESTS

Hesham Ibrahim, Gene Cherneski and Adam Bugden from the Depreciation Committee gave an overview of the status of the Depreciation Report. A great deal of work by RDH, the Committee and Alan has gone into research, reviewing and clarifying the information in the report.

To further fine-tune the report the committee is recommending additional review of two key capital asset projections. To this end it was **MOVED/SECONDED** to engage another engineering firm to review the building exterior. This information can then be forwarded to RDH Engineering to finalize the report.

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 June 23, 2015 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

- 1) The fuel tank polishing was completed.
- 2) Intermittent issues with the fire panel required a technician from the manufacture to address; diagnostic tests were performed, panel is now operating properly.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

A response from RDH Engineering has been received, clarifications are being made. Further information noted in above under "Guests".

Legal action

The below legal claims are on-going;

- 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.
- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866.
- Residential Section Strata lot 43 has filed a civil claim naming Strata Plan LMS 1866. It was noted that the legal representation will be moved from Tim Peters to Phil Dougan.

Driveway resurfacing & terrazzo tile reconfiguring projects

A detailed proposal of services and costs was received by the landscape architect. It was **MOVED/SECONDED** to proceed with the topographical survey. Once the survey is received there will be a clearer understanding of the options available.

CARRIED

Window washing and rooftop concrete band cleaning

Due to City water restrictions level three, the rooftop concrete band and window cleaning can't be scheduled.

Organic waste recycling

The quote to clean the new organic waste bin was clarified, a test service will be scheduled.

NEW BUSINESS

Building maintenance items

- The Residential and Commercial Section Councils reviewed a quote for removal and recertification of 3 x 4 steam safety relief valve. This is mandated by the Safety Authority, therefore it was **MOVED/SECONDED** by both Section Council's to proceed.

CARRIED

CORRESPONDENCE

- None received at this time.

ADJOURNMENT

The meeting was adjourned at 5:34 p.m.

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