

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, SEPTEMBER 22, 2015, AT 1:00 P.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

SITE PERSONNEL: Mr. Alan Davis Operations Manager
Mr. Luc Bouliane Administration Manager

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

GUEST: Amanda Lu Owner

CALL TO ORDER

The meeting was called to order at 1:09 p.m.

GUEST

Amanda Lu put forth a request to have the currently unused patio on Nelson St. outfitted with patio furniture. Following a short discussion it was agreed Amanda will research appropriate patio furniture options with costs. As this expense was not accounted for in this fiscal budget it will be looked at for next year's budget.

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 July 21, 2015 and August 18, 2015 as circulated.

CARRIED

ON-SITE MANAGER'S REPORT:

- R & M items;
- Two heating valves are in the process of being replaced.
- The water meter has been repaired.
- A roof drain sealant failed and was repaired; loose flashing was noted and repaired.

- The door closer in the east side stairs was adjusted to close a little more gently & a door on Hornby had worn pivots replaced.
- Main entrance doors required a closing mechanism replaced and a sensor adjusted.
- The mechanical room door closer failed and was replaced.
- The main steam safety relief valve has been recertified for another 3 years.
- Annual filtering and polishing of the generator and fire pump fuel was completed.
- Sump pump #1 check valve failed and was replaced.
- The chiller room leak alarm was inspected and received the annual certification.
- Two minor fluctuations in the buildings power supply caused the chiller to go into alarm mode; chiller was reset.
- The main fire panel located in the Residential lobby was experiencing ongoing false trouble signals; a faulty power supply was replaced.
- All outdoor electrical outlets now have locking covers on them.
- Operable vents in the building envelope are being replaced; this is an ongoing project.

FINANCIAL REPORT

Operating Statements

Gene Cherneski, Council Treasurer, presented the financial statements as of July 31, 2015 recapping the Strata Corporation's financial position.

It was **MOVED/SECONDED** to approve the July 31, 2015 financial statements as previously distributed.

OWNERS ARE REMINDED THE THAT THE DRIVEWAY SPECIAL ASSESSMENT WAS DUE JULY 15TH AND THE PIPING/HVAC SPECIAL ASSESSEMENT WAS DUE SEPT. 15TH. THOSE OWNERS WHO HAVE NOT SUBMITTED PAYMENTS PLEASE DO SO AS SOON AS POSSIBLE AS LATE FINES WILL BE APPLIED.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Exterior signage

Communication continues between the Commercial Section and the owner of the exterior signage Removal and any necessary restoration of the building envelope will be scheduled. Temporary signage for the cube sign is being investigated.

Washroom tiling

After an exhaustive search the tiling contractor was unable to locate tiles to match the existing bathroom tiles. A quote to retile an entire bathroom was reviewed; it was noted that it is less expensive to retile than to remove the tiles and fixtures and install gyprock. Therefore it was **MOVED/SECONDED** to proceed with retiling as the budget allows.

CARRIED

NEW BUSINESS

Building repairs/maintenance/upgrades

-The chiller endbell has failed; as this is a mandatory repair it was **MOVED/SECONDED** to proceed with replacement.

CARRIED

-A flow switch in the cooling tower has failed, repairs will require the main building water supply to be shut down overnight on Oct. 30th; notices will be posted. It was **MOVED/SECONDED** to proceed with repairs.

CARRIED

HVAC updates

Invoices were received & reviewed for HVAC work completed; it was **MOVED/SECONDED** to pay from the CRF. Once the special assessment funds have been received in full the CRF will be repaid from the piping/HVAC special assessment account.

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. – Settled
- 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

The Strata Council will be reviewing a report and proposal from BEC Building Sciences engineering firm regarding additional review of the building envelope status.

Driveway replacement & Exterior terrazzo tile repairs

New quotes to address the driveway replacement will be reviewed at the Sept. 22nd Strata Council meeting.

CORRESPONDENCE

-Council reviewed a request to waive NSF fees due to a banking issue. Unfortunately the NSF are charged to the Commercial bank account by the bank and can't be waived.

ADJOURNMENT

The meeting was adjourned at 2:45 p.m.

The next meeting is scheduled for Tuesday, October 27, 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.

