

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, SEPTEMBER 22, 2015, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.

PRESENT:	Mr. John Davies Mr. Adam Bugden Mr. Mark Bentz	President Vice-President Director
REGRETS:	Mr. Jason Lehmann	Director
SITE PERSONNEL:	Mr. Alan Davis	Operations Manager
GUEST:	Mr. Hesham Ibrahim	Residential 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 4:02 pm.

GUEST

Hesham Ibrahim participated in the meeting on behalf of the Residential Council and the Depreciation Report Committee.

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 July 21, 2015 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

- The mechanical room door closer failed and was replaced.
- The main steam safety relief valve has been recertified for another 3 years.
- Sump pump #1 check valve failed and was replaced.
- 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.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

Council reviewed a proposal from BC Building Sciences engineering firm regarding the additional review of the building envelope status. Stage one of the multi-tiered proposal provides a second opinion on building envelope assessment services. This report will provide a clearer picture of the alternate approach and costing for the building envelope, this then can be incorporated in the Depreciation Report. Council **MOVED/SECONDED** to proceed with engaging BC Building Sciences for stage one of the proposal.

CARRIED

Legal action

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

- True North Concrete Lifting vs. Owners of Strata Plan LMS 1866 and others. Settled.
- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866. On-going.
- Residential Section Strata lot 43 has filed a civil claim naming Strata Plan LMS 1866. On-going.

Driveway resurfacing & terrazzo tile reconfiguring projects

Several options from two contractors to address the driveway resurfacing were reviewed. Before any options can be considered an engineering report must be obtained to verify what the space under the driveway consists of.

At this point in time with the funds allocated through special assessments there will not be enough to address the terrazzo tile issues.

Window washing and rooftop concrete band cleaning

The City water restrictions have been reduced to level 1, therefore the rooftop concrete band and window cleaning have been scheduled.

Organic waste recycling

The organic recycling bin was cleaned/sanitized. A discussion was undertaken on removing the large, metal organic recycling bin and replacing with smaller lined plastic bins. It was noted the large bin at this time is not being fully utilized, requires costly cleaning and takes up a great of space.

It was **MOVED/SECONDED** to switch out the metal bin with lined plastic organic bins.

CARRIED

NEW BUSINESS

Building maintenance items

- Council reviewed quotes for the annual servicing of the emergency generator and fire pump; it was **MOVED/SECONDED** to proceed with scheduling.

CARRIED

-It was **MOVED/SECONDED** to proceed with the installation of several shrubs in vacant areas of the planters.

CARRIED

-In an effort to increase recycling and generate a small income source it was **MOVED/SECONDED** to approve the addition of a refundable bottle/container bin in the garbage/recycling room. The company provides the bin, collection and a monthly cheque of 50% of the proceeds.

CARRIED

Site office computer

It was noted that an additional computer was necessary to facilitate the two full-time site employees. It was **MOVED/SECONDED** to proceed with the purchase of additional computer equipment.

CARRIED

Insurance option

The Strata's insurer, CMW provided an option to buy-down the earthquake deductible amount on the policy. After a brief discussion it was **MOVED/SECONDED** not to take advantage of this offer as the prohibitive cost was not deemed acceptable for the benefit offered.

CARRIED

CORRESPONDENCE

-Council reviewed a letter detailing sanitary and odour concerns relating to the organic recycling bin. As noted above the metal bin will be replaced with smaller, lined plastic bins.

ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

The next meeting is scheduled for October 27, 2015 at 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.