

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, OCTOBER 27, 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.

CALL TO ORDER

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

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 September 22, 2015 and October 8, 2015 as circulated.

CARRIED

ON-SITE MANAGER'S REPORT:

First Floor Women's Washroom

One of the toilets in the first floor women's washroom was flushing continuously. The vacuum breaker and cartridge were replaced

Chiller

The bell end on the condenser water side of the chiller had developed a pinhole leak. The piece was repaired and the chiller back in operation. The chiller was off for three days while repairs were underway.

Lobby Chairs

The new lobby chairs have arrived and have been installed.

209 Door Frame

A minor repair was completed to the door frame and adjoining window

Filming

The Television series "Legends of Tomorrow" filmed part of an episode in The Electra the week of October 5th to 9th. Everything went very well and as usual I did not receive a single complaint

Window Washing

Window washing was completed on October 17. No deficiencies reported

FINANCIAL REPORT

Operating Statements

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

It was **MOVED/SECONDED** to approve the September 30, 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

The Scotia Bank tenant has vacated and removed all signage; Council is progressing with replacement signage.

Washroom tiling

Following further discussion regarding the costs and time allocation to retile the bathrooms it was deemed appropriate to retile all the bathrooms as one project. Therefore it was **MOVED/SECONDED** to defer retiling the bathrooms this fiscal year and bring forth at the 2016 Annual General Meeting.

CARRIED

NEW BUSINESS

HVAC updates

Council discussed the next area of the building that requires HVAC upgrades. Once the special assessment funds have been received in full projects will 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) AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866 – On-going
- 2) Residential Section Strata lot 43 has filed a civil claim naming Strata Plan LMS 1866 - On-going

Depreciation Report

The Strata Council reviewed and approved 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.

Driveway replacement & Exterior terrazzo tile

It was noted at the September Strata Council meeting that a structural engineer be engaged to report on the driveway and area under the driveway before any further steps are taken.

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

Site office remodel

As approved in the Residential & Commercial section budgets the site office is in the process of being upgraded. A computer has been purchased and furniture options are being formalized at the Strata meeting.

CORRESPONDENCE

-Council reviewed a request to waive account arrears lien processing fees. Regretfully these fees can't be waived as they are paid by the Strata Section to the legal firm and charged back to the owner of the unit(s).

-An owner's representative has requested the landscaping be trimmed outside their unit. The trees in question are on City property therefore the Strata Section has no authority. The shrubs directly in front of the unit are trimmed every Spring and don't require trimming at this time.

-A contractor has requested payment on outstanding 2014 invoices from work engaged by a unit owner. The contractor will be directed to negotiate with the unit owner as the Strata Section doesn't take responsibility for work engaged by other entities.

-Council reviewed a request to paint, decorate and install TV screens in common property hallways. As the area in question is common property this request would have to be brought to the owners at an Annual General Meeting.

ADJOURNMENT

The meeting was adjourned at 3:00 p.m.

The next meeting is scheduled for Tuesday, November 24, 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.

