

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON
TUESDAY, NOVEMBER 24, 2015, AT 4:00 P.M.
THE ELECTRA COMMERCIAL BOARD ROOM, 970 NELSON STREET, VANCOUVER, BC**

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

CALL TO ORDER

The Strata Manager called the meeting to order at 4:05 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 October 27, 2015 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

Sump Pump High Water Alarm

On Monday November 2 I received a report that a trouble signal was being broadcast from the fire panel. When I attended I found that the signal was being generated by the sump high water alarm. The water level was high but not yet dangerous and I was able to activate the pumps manually.

I called in Elafon and they determined that the programming in the sump pump control panel needed to be reset. They did so and there have been no issues since.

Generator and Fire Pump

The generator and fire pump received their semi-annual service and testing. There were no issues noted for the generator but the fire pump require some minor repairs. We are waiting on a quote for the repairs.

Fire Suppression System

A check valve in the fire suppression system developed a crack in the housing and due to unusual circumstances (a blocked drain) started to leak and flooded part of one Residential hallway. The problem has been corrected.

Annual Testing of Fire Alarm and Suppression Systems

The annual testing and certification of the fire alarm and suppression systems is scheduled to start the week of December 7.

Envelope Water Ingress

There were two small instances of water ingress during the heavy rain and SE winds we experienced on Friday November 13. This has been reported to the engineering firm.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

Awaiting additional report from BC Building Sciences.

Legal action

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

- 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 project

Awaiting engineering report.

Site Office remodel

The site office has been painted, carpet installed and new furniture has arrived. Occupancy is scheduled for mid to end of the week.

Laneway lighting upgrade

It was noted that upgrading to energy efficient lighting in the laneway will save funds and provide better visibility. Two quotes have been received, a third one will be obtained.

Compactor

Council reviewed a quote to implement a preventative maintenance program and to address current repairs. In an effort to increase productivity and prolong the lifespan of the compactor it was **MOVED/SECONDED** to proceed with the preventative maintenance program and repairs.

CARRIED

NEW BUSINESS

Electra Scale Model

Council reviewed a quotes to restore and install protection to the Electra Scale Model. As this project is costly and isn't allotted for in the current budget it will be deferred.

Insurance renewal

The 2015/2016 Strata insurance renewal was reviewed and previously accepted by the Residential and Commercial Section. Therefore it was **MOVED/SECONDED** to proceed with the 2015/2016 insurance renewal proposal.

CARRIED

CORRESPONDENCE

-None received at this time.

ADJOURNMENT

The meeting was adjourned at 5:05 p.m.

The next meeting is scheduled for January 26, 2016 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.