

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON
TUESDAY, JANUARY 26, 2016, AT 4:00 P.M.
THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.**

PRESENT:	Mr. John Davies	President
	Mr. Adam Bugden	Vice-President
	Mr. Jason Lehmann	Director
	Mr. Mark Bentz	Director
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 4:04 pm.

GUEST

Hesham Ibrahim participated in the meeting on behalf 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 November 24, 2015 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

Window Washing

The window washing for the exterior of the building will commence in February 2016. We are awaiting a schedule from the window washing contractor.

Organic recycling bins

Signage has been installed in the recycling room for the organic bins.

Compactor Service

On December 4 the compactor door was replaced after the existing one literally broke into two pieces. The door safety interlock was also replaced as it had been having issues. Preventative maintenance was recommended at the time and completed on January 7

Lower Main Floor Relamping

The Lower Main corridor outside the elevator lobbies and the corridor in the Retail Section have been relamped, resulting in much brighter lighting.

Fire Alarm System and Peripherals

The fire alarm and suppression systems had their annual inspection and testing during the week beginning December 7. We are waiting on a deficiency report.

Electrical Vault Fan

The fan that provides cooling air to the main electrical vault had its annual service in December

Office Renovations

The office renovations have been completed and staff moved in at the end of November 2015. Some small accessories will be added such as artwork and plants. Comments from owners and tenants have been positive.

Fire Alarms

There have been three fire alarms in which the building has to be evacuated. The first incident was caused by an unknown person ripping a piece of equipment off a wall in a back corridor. The other two incidents were caused by a renovation in the Commercial Section.

Homeless People Sleeping on Electra Property

There is an ongoing issue with homeless people bringing mattresses, sleeping bags, blankets, tents and shopping carts full of their belongings and spending the night camped at the base of the emergency fire escape at the North Burrard Street stairs. This causes a safety concern for everyone in the building as they block the exit door which is the only way out of the stairs once you enter them.

On several occasions we have had to call the Vancouver Police to evict them so we can remove their shelter. There is also a large mounting cost to clean up the mess, sometimes on a daily basis.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

Awaiting additional report from BC Building Sciences; will receive in February.

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

Spratt Emanuel Engineering has submitted their findings on the driveway 'slab' replacement. The report clearly outlined all areas and the conditions found; overall a very positive report. A updated proposal will be prepared for the AGM.

Laneway lighting upgrade

It was noted that upgrading to energy efficient lighting in the laneway will save funds and provide better visibility. Three quotes have been received; testing of the different products is underway.

NEW BUSINESS

Repairs & Maintenance

- Compactor repairs: A leak was discovered in the cylinder during the preventative maintenance. Metro Compactor provided three options to address; further information will be obtained before finalizing a direction.

-Annual tree maintenance: Council reviewed a quote from Bartlett Tree Experts to address certain trees and shrubs through a health care program. It was **MOVED/SECONDED** to proceed with these recommendations.

CARRIED

BC Hydro antenna revenue

Monthly rental fees were received for the BC Hydro antenna.

Fire exist blockage issue

As noted in the Site Manager's report the Strata is experiencing an issue with the N Burrard St emergency fire exist being blocked by temporary shelters.

The Strata Manager will investigate options to enclose the space to prevent access.

CORRESPONDENCE

-None received at this time.

ADJOURNMENT

The meeting was adjourned at 5:18 p.m.

The next meeting is scheduled for February 23, 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.