

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON
TUESDAY, FEBRUARY 23, 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
GUESTS:	Corey Cunningham	Mountain Fire Protection
	Justine Berg	Mountain Fire Protection
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.

GUESTS

Mountain Fire Protection representatives Corey Cunningham and Justine Berg attended the meeting to discuss the charged back costs of the 2015 building rekey. A review of the situation and how to move forward was discussed. Mountain Fire Protection will contact their insurers to facilitate the repayment of Strata costs.

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 January 26, 2016 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

Window Washing

The window washing for the exterior of the building has been completed.

Compactor Service

The door on the compactor jammed in the closed position and the service company was called. There was a small flange near the door handle that had been bent out and was holding the door closed. The flange was removed as it was not necessary.

Fire Alarm System and Peripherals

The fire alarm and suppression systems had their annual inspection and testing during the week beginning December 7, 2015. The deficiency report has been received.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

The BC Building Sciences preliminary report has arrived, it will be reviewed and forwarded to RDH to finalize the Depreciation Report.

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

A detailed report on the scope of the project is being prepared and will be presented at the AGM.

Terrazzo Tile Repairs

Council inspected a sample of terrazzo and are awaiting additional samples before proceeding with repairs. It was **MOVED/SECONDED** to install plastic fencing around the areas that require repairs.

CARRIED

Laneway Lighting Upgrade

It was noted that upgrading to energy efficient lighting in the laneway will save funds and provide better visibility. Testing of the three companies' products was undertaken and quotes reviewed; it was **MOVED/SECONDED** to proceed with Savage Tech Solutions as they provided the best proposal.

CARRIED

Fire Exits Blockage Issue

As noted in the Site Manager's report, the Strata is experiencing an issue with the North Burrard Street emergency fire exits being blocked by temporary shelters.

Options to enclose the space to prevent access have been forwarded to contractors for quotes.

NEW BUSINESS

Annual Fire Inspection

The deficiency report from the annual fire inspection was received; it was **MOVED/SECONDED** to proceed with recommended repairs.

CARRIED

Planters on Nelson & Hornby

An empty planter on Nelson Street will have boxwood shrubs planted to match the other planters in this area. The Strata landscaper will be approached for recommendations for the Hornby Street planters.

Annual General Meeting

A Strata AGM in conjunction with the Residential and Commercial AGM's will be held this May. The various aspects of planning the AGM were discussed, i.e. budget, ¾ resolutions, special assessments, scheduling.

CORRESPONDENCE

- None received at this time.

TERMINATION

The meeting was terminated at 5:22 p.m.

The next meeting is scheduled for March 22, 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.