
**MINUTES OF THE COUNCIL MEETING
STRATA PLAN LMS 1866 – THE ELECTRA
HELD: TUESDAY, MARCH 22, 2016 – 4:00 P.M.
LOCATION: 989 NELSON ST., VANCOUVER, BC – WITHIN THE SOCIAL CLUB BOARDROOM**

PRESENT: John Davies - President
Adam Bugden – Vice President
Jason Lehmann – At Large
Mark Bentz – At Large

Alan Davies – Operations Manager

Wendy McKenzie, Colyvan Pacific Real Estate Management Services Ltd.

(1) CALLING THE MEETING TO ORDER

The Council President called the meeting to order at 4:05 p.m. A quorum was established.

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to approve the Minutes of the February 23, 2016 Council Meeting, as circulated.

CARRIED

(3) ON-SITE MANAGER REPORT

The On-Site Manager presented his Activity Report. A few noted items from the report were as follows:

Terrazzo Fencing

The damaged area of the terrazzo on the south side has green fencing around it.

Terrazzo Repairs

Three samples of terrazzo have been received; a small area will be power washed to ascertain which sample is a close match.

Fire Alarm System & Peripherals

The deficiency report from the annual inspection has been received; Mountain Fire will be on site March 31st to conduct repair and replacement of deficiencies from the December 2015 annual fire equipment inspection.

(4) BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 Depreciation Report

The BC Building Sciences finalized report has been received; it will be reviewed and forwarded to RDH to finalize the Depreciation Report.

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4.2 Driveway/Terrazzo tile replacement project

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

4.3 Laneway Lighting Upgrade

It was noted that upgrading to energy efficient lighting in the laneway will save funds and provide better visibility. Savage Tech Solutions will provide the installation service; options for the lighting to be utilized is being quoted on.

4.4 Annual General Meeting

The Strata Annual General Meeting has been scheduled for Monday, May 30th.

(5) FINANCIAL REPORT

5.1 Financial Statements

Not applicable at this time.

5.2 Accounts Receivable

Not applicable.

5.3 Report on Unapproved Expenditure

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

5.4 Report on Litigation

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.
- Strata Lot 43 legal action vs. Owners of Strata Plan LMS 1866 and others – on-going.

(6) CORRESPONDENCE

The Strata Council reviewed the correspondence received and where deemed necessary the Strata Manager was directed to correspond directly with the authors. Others will have their concerns addressed in the Minutes or be contacted directly by a member of Council.

Correspondence must be received in writing at least seven (7) days prior to Council meetings. All correspondence must contain your name and unit number in order to be considered.

(7) NEW BUSINESS

7.1 Strata tax filing

Council reviewed the Strata tax filing quote from Dong Russell; it was MOVED/SECONDED to proceed.

CARRIED

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(8) TERMINATION

There being no further business to discuss, the meeting was terminated at 5:10 p.m.

The next scheduled meeting of Council will be held on April 26, 2016 at 4:00 p.m. within the Social Club Boardroom.

Wendy McKenzie
Strata Manager

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.

COLYVAN PACIFIC REAL ESTATE SERVICES LTD.

#202-5704 Balsam St. Vancouver, BC, V6M 4B9
Telephone: P: 604-683-8399 **Fax** 604-683-7399
www.colyvanpacific.com

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ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ
ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

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nhờ người phiên dịch hộ.

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AFTER

EMERGENCIES CALL:

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