
MINUTES OF THE COUNCIL MEETING
STRATA PLAN LMS 1866 – ELECTRA COMMERCIAL SECTION
HELD: THURSDAY, MARCH 31, 2016 – 1:00 P.M.
LOCATION: 970 BURRARD ST., VANCOUVER, BC – WITHIN THE BOARDROOM

PRESENT: John Davies – President
Keith Hyde – Vice President/Co-Treasurer
Mark Bentz - Director

Alan Davis – Operations Manager

Wendy McKenzie, Colyvan Pacific Real Estate Management Services Ltd.

REGRETS: Gene Cherneski – Co-Treasurer

(1) CALLING THE MEETING TO ORDER

The Council President called the meeting to order at 1:09 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

Chiller and Cooling Tower Service

The chiller and cooling tower had their annual service on March 3rd, no issues were detected.

Pest Control Retail Section

Abell Pest Control was brought in to deal with a couple of retail section pest complaints.

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 Boardroom interior window cleaning

Strata Plan LMS 1866 – Electra Commercial Section
Strata Council Meeting Minutes – March 31, 2016

Council reviewed an updated quote to have the interior skylight and high windows cleaned. As a lift is required to access these windows the cost is substantially more, therefore this expense will be deferred to the next fiscal year.

4.2 Insurance Directors & Officers premium coverage

It was noted that the approved \$109 quote to increase the D & O coverage from \$2,000,000 to \$5,000,000 was incorrectly quoted by the insurance company. The new quote of \$313 was discussed, it was MOVED/SECONDED to proceed with coverage. **CARRIED**

(5) FINANCIAL REPORT

5.1 Financial Statements

Following review of the Financial Statements up to and including February 29, 2016, it was MOVED/SECONDED to adopt the Financial Statements as presented.

CARRIED

Two invoices were brought up for discussion; one invoice will be charged back to an owner the other will be disputed with the contractor.

BALANCE SHEET SUMMARY – FEBRUARY 29, 2016	
Operating Account	\$ 98,141.62
Contingency Fund	\$ 100,922.55
Accounts Receivable	\$ 16,424.94
CRF Expenses	\$ 30,886.73

SPECIAL ASSESSMENTS; DRIVEWAY & PIPING/HVAC SUMMARY – FEBRUARY 29, 2016	
Collected	\$ 48,787.56
Expenses	\$ 1,580.91
Amount owing	\$ 786.71

5.2 Accounts Receivable

Council was presented with the accounts receivable report. All owners in arrears will receive the appropriate notice/demand letter for payment.

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.

5.5 Strata Section credit card

Following a discussion it was MOVED/SECONDED to increase the Strata Section credit card from a \$2,000 to \$5,000 limit. **CARRIED**

(6) **CORRESPONDENCE**

There was no correspondence received at this time.

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) **STRATA BUSINESS**

7.1 Depreciation Report

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

7.2 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.

(8) **NEW BUSINESS**

8.1 Council service invoice

An invoice covering time spent, 1.5 days, in court for a Strata legal claim was reviewed by Council; it was MOVED/SECONDED to approve reimbursement to the Council member.

CARRIED

8.2 2016 Annual General Meeting

The Electra Commercial Section Annual General Meeting has been scheduled for Tuesday, May 31, 2016. A budget planning meeting is scheduled for Tuesday, April 19th.

This year there will be an Electra Strata Annual General Meeting, comprised of both the Commercial and Residential Sections, this meeting is scheduled for Monday, May 30, 2016.

(9) **TERMINATION**

There being no further business to discuss, the meeting was terminated at 3:05 p.m.

The next scheduled meeting of Council will be held on Tuesday, April 26, 2016 at 1:00 p.m. within the 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.

This notice contains important information which may affect you. Please ask someone to translate it for you.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。
 ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ
 ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin
 nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale
 a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner.
 Veuillez demander à quelqu'un de vous le traduire.

Strata Plan LMS 1866 – Electra Commercial Section
Strata Council Meeting Minutes – March 31, 2016

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