
**MINUTES OF THE COUNCIL MEETING
STRATA PLAN LMS 1866 – THE ELECTRA
HELD: TUESDAY, APRIL 26, 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 Davis – Operations Manager
- Wendy McKenzie, Colyvan Pacific Real Estate Management Services Ltd.
- GUESTS:** Hesham Ibrahim – Residential Section Council Member
Sadru Parpia – Commercial Section owner
Ben Bialek – Residential Section owner
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(1) CALLING THE MEETING TO ORDER

The Council President called the meeting to order at 4:00 p.m. A quorum was established.

(2) GUESTS

2.1 Mr. Ben Bialek of the Residential Section raised several concerns with the engineering report for the driveway resurfacing project. These items were discussed and it was agreed that additional information is required from the engineer. Council thanked Mr. Bialek for bringing these important observances to their attention.

2.2 Mr. Sadru Parpia of the Commercial Section approached Council regarding usage of exterior space adjacent to their units for potential restaurant tenants. It was relayed to Mr. Parpia this area is designated common property and it would require a 100% owners vote to change the usage from common to limited common property. Unfortunately an 100% is extremely difficult to obtain therefore the Strata would be unable to approve this request.

(3) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to approve the Minutes of the March 22, 2016 Council Meeting, as circulated.

CARRIED

(4) ON-SITE MANAGER REPORT

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

Fire Alarm

The fire alarm was triggered in the Residential Section on April 19th. A grease fire in an oven filled the unit with smoke; the resident panicked and pulled the fire alarm. The fire dept. arrived and reset the panel.

Roof hatches and unauthorized access

On March 30th at approx. 8:00pm six males were spotted on the highest roof level; this reported by an owner at the Wall Center. They succeeded in forcing one of the roof hatches open; the locksmith came the next day to reinforce the hatch lock bolts.

On April 17th a group of four males managed to force the roof hatch open and gain access. VPD attended and were able to apprehend the four men. None of these men were Electra residents.

Both hatches are now secured with heavy chains and padlocks.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

5.1 Depreciation Report

RDH Engineering is finalizing the Deprecation Report; once received the Council will review.

5.2 Driveway/Terrazzo tile replacement project

Concerns regarding the scope and cost of the driveway and terrazzo tile projects from the Sections brought forth and in-depth discussion on the feasibility of moving forward with the projects at this time. Following the discussion it was MOVED/SECONDED to place these projects on hold until further notice. **CARRIED**

The damaged areas of the terrazzo will be reviewed to obtain a financially viable option for repairs. The samples of terrazzo for previously damaged terrazzo stairs were reviewed; it was MOVED/SECONDED to proceed with chosen product. The funds for these repairs were received from an ICBC claim. **CARRIED**

5.3 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 have been received and are being reviewed.

5.4 Fire exist blockage issue

The situation with the North Burrard St. emergency fire exit being blocked by temporary shelters has been addressed by the Residential Section security contractor inspecting the area every night. As the weather has improved the occurrences have lessened.

Quotes were provided for fencing and landscaping options for the area; at this time these measures will not be implemented and the situation will continue to be monitored.

5.5 Landscaping

Following much discussion regarding options, costs and feasibility it was MOVED/SECONDED not to proceed with the installation of plants in the Hornby St. empty planters. The weeds will be removed on continuous basis for appearances. **CARRIED**

The small, empty planter on Nelson St. will be planted with the same shrubbery as the neighboring planter.

(6) FINANCIAL REPORT

6.1 Financial Statements

Not applicable at this time.

6.2 Accounts Receivable

Not applicable.

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6.3 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.

6.4 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.

(7) 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.

7.1 An owner suggested that the minutes of the Strata should have the Electra logo and not be on ColyVan Pacific letterhead. The Strata Manager confirmed this request was approved by ColyVan Pacific, therefore the Council MOVED/SECONDED to proceed with the change to the minutes. This change will be reflected in June.

CARRIED

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.

(8) NEW BUSINESS

8.1 Exterior common area power washing

Council reviewed a quote for power washing the exterior common areas; it was MOVED/SECONDED to proceed.

CARRIED

8.2 Roof maintenance

Spot repairs of the roof crown membrane coating are required; the applicable contractor will be contacted. Additional maintenance items such as replacement of a door, power washing, etc. will be completed.

8.3 Roof access incidents

As noted in the Site Manager's report there have been two roof access incidents; reinforcing of the locks, etc. has been completed. This situation will be monitored, if future incidents occur additional security methods will be investigated.

8.4 Annual General Meeting

The required documentation was not able to be obtained to complete a Strata Annual General Meeting package; therefore the proposed AGM will not take place. A budget of the Strata expenses was formulated and will be presented with the Section's budgets; this will give owners a clearer picture of the joint expenses. Council and the Strata Manager will continue to work towards procuring the necessary pieces to execute a Strata AGM next year.

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(9) **TERMINATION**

There being no further business to discuss, the meeting was terminated at 5:35 p.m.

The next scheduled meeting of Council will be held on June 28, 2016 at 4:00 p.m. within the Social Club Boardroom.

Wendy McKenzie
Strata Manager

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ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

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