

# EL<sup>The</sup>ECTRA

---

**MINUTES OF THE COUNCIL MEETING  
STRATA PLAN LMS 1866 – THE ELECTRA  
HELD: TUESDAY, JUNE 28, 2016 – 4:00 P.M.**

**LOCATION: 989 NELSON ST., VANCOUVER, BC – WITHIN THE SOCIAL CLUB BOARDROOM**

---

**PRESENT:** John Davies - President  
Adam Bugden – Vice President  
Hesham Ibrahim – At Large  
Mark Bentz – At Large

Alan Davis – 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 4:00 p.m. A quorum was established.

**(2) ELECTION OF OFFICERS**

It was MOVED/SECONDED to elect the following Council positions;

John Davies - President  
Adam Bugden – Vice President  
Hesham Ibrahim – At Large  
Mark Bentz – At Large

**CARRIED**

**(3) ADOPTION OF PREVIOUS MINUTES**

It was MOVED/SECONDED to approve the Minutes of the April 26,, 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:

**Trash Compactor**

In late April it was determined that the bin portion of the compactor had developed a leak. It was sent off to be repaired and a temporary bin was set up in the recycle room. Three holes were repaired in the bin and it was put back into service

As the bin has already been repaired a couple of times it was suggested to us that we consider replacing it.

**Emergency Generator**

The buildings emergency generator has its annual service and full load test in mid-May, there were no issues.

### **Terrazzo and Sidewalk Pressure Washing**

In mid-May all sidewalks and outdoor terrazzo areas had their annual pressure washing.

## **(5) BUSINESS ARISING FROM PREVIOUS MINUTES**

### **5.1 Depreciation Report**

RDH Engineering is finalizing the Deprecation Report; once received the Council will review. It was MOVED/SECONDED until such time that the finalized report is received there will be no issuance of the draft report. **CARRIED**

### **5.2 Driveway/Terrazzo tile replacement project**

As the driveway replacement project was put on hold, Council will now look into the viability of resurfacing instead of replacing. An engineer's opinion will be sought and resurfacing materials will be investigated.

The damaged areas of the terrazzo will be reviewed to obtain a financially viable option for repairs.

### **5.3 Laneway Lighting Upgrade**

It was noted that upgrading to energy efficient lighting in the laneway will save funds and provide better visibility. Product investigation has been completed and tested; final costs will be reviewed before proceeding. s

### **5.4 Compactor replacement/chute and door modifications**

A quote was reviewed to replace the compactor; it was MOVED/SECONDED to hold off on replacement until the equipment has come to the end of life. **CARRIED**

### **5.5 Roof maintenance**

Spot repairs of the roof crown membrane coating are required; quotes are being obtained. The roof crown cleaning will be scheduled prior to the next window cleaning.

## **(6) FINANCIAL REPORT**

### **6.1 Financial Statements**

Not applicable at this time.

### **6.2 Accounts Receivable**

Not applicable at this time.

### **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.

-There was no correspondence received.

*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 Filming project**

A small exterior filming project was completed in June for \$1,500; it was MOVED/SECONDED to approve this project via email.

**CARRIED**

**8.2 Emergency generator fuel tank upgrade**

-Fuel tank upgrade: Following the annual inspection Cummins recommended replacing the fuel tank to the new standards. As the tank isn't leaking it was MOVED/SECONDED not to replace. The fuel tank will be monitored regularly to ensure there is not leakage.

**CARRIED**

-Power factor issue: Cummins recommended consulting an electrical engineer to provide advice on a potential power factor issue regarding the elevators. It was MOVED/SECONDED to proceed with engaging an electrical engineer for advice on this matter.

**CARRIED**

**8.3 Building envelope project**

As the Residential and Commercial AGM budgets were approved, the building envelope project will proceed. BC Building Science provided a proposal outlining the scope and scheduling for phase one of the project. It was MOVED/SECONDED to approve the proposal and proceed with scheduling.

**CARRIED**

**8.4 Repairs and Maintenance**

- It was reported that the exterior plaza ceiling is in need of repainting; a quote will be obtained.  
 - A thorough building walk-thru was completed by a previous maintenance employee. A detailed list of small items were noted; quotes will be obtained to address the necessary items.

**8.5 Insurance deductible**

As the 2010 foam incident insurance claim has been settled and closed, the Strata received a \$1,000 insurance deductible invoice.

(9) **TERMINATION**

There being no further business to discuss, the meeting was terminated at 5:15 p.m.

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

Strata Plan LMS 1866 – The Electra  
Strata Council Meeting Minutes – June 28, 2016

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.

**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](http://www.colyvanpacific.com)

**FOR AFTER HOURS EMERGENCIES CALL:**

**604-683-8399**