
MINUTES OF THE COUNCIL MEETING
STRATA PLAN LMS 1866 – ELECTRA COMMERCIAL SECTION
HELD: TUESDAY, JULY 26, 2016 – 1:00 P.M.
LOCATION: 970 BURRARD ST., VANCOUVER, BC – WITHIN THE BOARDROOM

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

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 1:05 p.m. A quorum was established.

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to approve the Minutes of the June 28, 2016 Council Meeting, as circulated.

CARRIED

(3) ON-SITE MANAGER REPORT

HVAC Recalibration

The first of three sessions of HVAC recalibration is scheduled to start Monday August 8

Air Handling Unit 22

A fan coil had broken both fan belts making the unit non-working. The belts were replaced.

Retail Section Women's Washroom

The flushing cartridge in one of the toilets in the women's washroom Retail Section failed and the toilet was flushing continuously. The cartridge was replaced

Lobby Women's washroom

The water supply tube to the tank on the women's toilet was partially blocked. As a result the toilet was not flushing properly. The blockage was cleared.

First and Second Floor Carpet Repairs

A few minor repairs were completed on the first and second floor. We have asked for a quote to do larger replacement of part of one hallway and both elevators.

Mice

In the last month many reports of mouse sightings have been made to this office; in the common areas only. Pest Control was here on Thursday, July 21 and informed us that the problem is city wide and due partially to a couple of factors. One is three years of mild winters, more survive. Another is organics bins. He tells us this is one of the

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worst years he has ever seen. Places that have not had mice in over ten years now have them.

Fire Alarm Panel Trouble Signal

On Sunday June 26 I received a call from our monitoring company that the fire panel was broadcasting a trouble signal.

I attended the building and determined that the fire panel log was showing hundreds of troubles. Having seen this in the past I knew that the majority, if not all of them, were false trouble signals so reset the panel and cleared the trouble reports. I then asked Mountain Fire to attend on Monday to confirm that there were no issues.

Mountain Fire attended on Monday and as no further troubles had shown on the panel concluded that there was a temporary glitch that was now gone.

(4) BUSINESS ARISING FROM PREVIOUS MINUTES AND/OR DISCUSSION

4.1 Weekend a/c service for 1st & 2nd floors

A request to have a/c service on the weekends for the 1st and 2nd floors was investigated. An analysis of costs to run the chiller for the additional days annually is approximately \$19,000. As this cost is not allocated in the current budget it can't be implemented.

4.2 Exterior signage project

As discussed at the AGM the final rendering of the exterior free-standing sign has been completed and funds have been received from those owners who wish to participate at this time.

The rental contract has been completed; we are awaiting the City of Vancouver permit to proceed.

(5) FINANCIAL REPORT

5.1 Financial Statements

The Treasurers presented the financial statements up to June 30, 2016, recapping the Strata Section's financial position.

Following a discussion it was MOVED/SECONDED to approve the financial statements up to June 30, 2016.

CARRIED

BALANCE SHEET SUMMARY – JUNE 30, 2016	
Operating Account	\$ 143,516.02
Contingency Fund	\$ 111,474.21
Accounts Receivable	\$ 27,177.12
CRF Expenses	\$ 22,250.80

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.

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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.

6.1 Council reviewed an owners request to have the common hallway carpets replaced in their area. As this carpet has reached the end of life quotes for commercial grade carpeting will be obtained.

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

RDH Engineering is finalizing the Deprecation Report; once received the Council will review. One approved the report will be posted on the website and available through email from the Strata Manager.

7.2 Building Envelope project

As the Residential and Commercial AGM budgets were approved, the building envelope project will proceed. Contract scope and tendering of contractors is underway.

(8) NEW BUSINESS

8.1 Mechanical R & M

During the quarterly maintenance Elafon found a worn drive sheave which causes extra stress on the motor. Council reviewed a quote to replace the sheave pulley and belts; it was MOVED/SECONDED to proceed with the required work. **CARRIED**

8.2 Maintenance items

-Following a thorough building inspection the retired site manager provided a list of items to be addressed. A Council representative and the Site Managers are reviewing the list, prioritizing the items and obtaining quotes for those jobs that require a contractor

-It was noted that the 1st and 2nd floor carpets are approaching the end of life, therefore quotes will be obtained. This item will be brought forth to the owners at the 2017 Annual General Meeting.

(9) TERMINATION

There being no further business to discuss, the meeting was terminated at 2:04 p.m.

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The next scheduled meeting of Council will be held on Tuesday, September 27, 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।

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nhờ người phiên dịch hộ.

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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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