

EL^{The}ECTRA

**MINUTES OF THE COUNCIL MEETING
STRATA PLAN LMS 1866 – THE ELECTRA
HELD: TUESDAY, JULY 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
Hesham Ibrahim – At Large
Mark Bentz – At Large
- Alan Davis – Operations Manager
- Wendy McKenzie, Colyvan Pacific Real Estate Management Services Ltd.
- GUEST:** Gayle Nesbit – Residential Section Council
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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) 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

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

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 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

4.1 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.

4.2 Building Envelope project

BC Building Science has begun the tendering stage of the project; three quotes will be obtained for Council's review.

4.3 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, testing and final costs confirmed. It was **MOVED/SECONDED** to proceed. **CARRIED**

4.4 Roof maintenance

Spot repairs of the roof crown membrane coating are required; two contractors have been on-site to investigate. Each company proposed a different method to address, clarification and quotes will be obtained.

(5) FINANCIAL REPORT

5.1 Financial Statements

Not applicable at this time.

5.2 Accounts Receivable

Not applicable at this time.

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.

-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.

Strata Plan LMS 1866 – The Electra
Strata Council Meeting Minutes – July 26, 2016

(7) **NEW BUSINESS**

7.1 Filming project

A small filming project was completed on July 15th which generated \$8,500 for the Strata; prior to commencement it was MOVED/SECONDED to approve this project via email.

CARRIED

7.2 Maintenance Fuel tank polishing

Council review the PetroKleen fuel tank polishing quote; as this is a mandatory maintenance it was MOVED/SECONDED to proceed.

CARRIED

7.3 Strata common property remediation

An area in a Strata common property room was compromised a number of years ago by a Commercial Section owner. The Strata MOVED/SECONDED the property be returned to original condition with remediation costs being charged back to the responsible owner.

CARRIED

(8) **TERMINATION**

There being no further business to discuss, the meeting was terminated at 5:05 p.m.

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

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

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