

EL^{The}ECTRA

**MINUTES OF THE COUNCIL MEETING
STRATA PLAN LMS 1866 – THE ELECTRA
HELD: TUESDAY, OCTOBER 25, 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

(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 September 27, 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:

Sump Pumps

The motor for the #2 sump pump has been rebuilt. It was discovered during the rebuilding process that the impeller, the metal piece at the end of the pump that basically scoops up whatever is being pumped and feeds it into the pipe to go out had a large hole in it and therefore would not be as effective. The impeller is an original from 1957 and there is no replacement available off the shelf for it. A new one is being cast.

Common Electrical Vault Cleaning

BC Hydro and our contractor have confirmed a shutdown date of Wednesday, November 2 starting at 11:00 PM and continuing until Thursday, November 3 at about 6:00 AM for the vault cleaning. During this time elevators will be functioning, there will be emergency lighting only in hallways, and there will be no electricity in any Strata Lots.

Terrazzo Repairs

The Nelson plaza area has been levelled by removing parts of the tree roots that were pushing it up and the Terrazzo has been put back in place. The fence has been removed as it is no longer needed. The broken stairs have been repaired as well.

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Filming

The T.V. series, The Flash filmed at the Electra on Oct. 19th; the day went smoothly with no problems reported.

(4) BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 Building Envelope project

Phase 2, high priority area repairs are well underway, with two drops being completed thus far. One unit has been revisited from the testing stage, additional work will be undergone.

The project is running under budget and on schedule, therefore an additional drop will be completed.

BC Building Science is providing outstanding work, communication and reporting.

4.2 Fire Protection contractor

It has been confirmed Vancouver Fire will commence service at the Electra December 1st. The annual fire inspection will be held in December, notification when the dates have been scheduled.

4.3 Exterior common areas lighting upgrade

Demo lights for the plaza trees will be tested in the upcoming week.

4.4 Driveway refurbishment

Council member Hesham Ibrahim will consult with B.C. Building Science on the restorative options for the driveway refurbishment.

4.5 Blueprint digitizing

The Strata's blueprints and plans are being categorized and digitized; at this point the project will come in under budget.

(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 – Court date for mediation scheduled for December 1, 2017.

- Strata Lot 43 legal action vs. Owners of Strata Plan LMS 1866 and others – Settlement conference scheduled for January 6, 2017.

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(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.

(7) NEW BUSINESS

7.1 Terrazzo tile repairs

As per the Site Manager report areas of the terrazzo tiles have been repaired; zinc dividers and caulking are being sourced.

Materials for other areas of terrazzo repair are being investigated.

7.2 Tree care

Council reviewed a Bartlett Tree quote for soil care & fertilization, pest management and tree & shrub pruning. It was MOVED/SECONDED to approve the quote and proceed with scheduling the service.

CARRIED

(8) TERMINATION

There being no further business to discuss, the meeting was terminated at 4:30 p.m.

The next scheduled meeting of Council will be held on November 29, 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.

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.

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