

# EL<sup>The</sup>ECTRA

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**MINUTES OF THE COUNCIL MEETING  
STRATA PLAN LMS 1866 – THE ELECTRA  
HELD: TUESDAY, NOVEMBER 29, 2016 – 4:00 P.M.  
LOCATION: 989 NELSON ST., VANCOUVER, BC – WITHIN THE SOCIAL CLUB BOARDROOM**

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

Alan Davis – Operations Manager

Wendy McKenzie, Colyvan Pacific Real Estate Management Services Ltd.

**REGRETS:** Mark Bentz – At Large

**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 4:10 p.m. A quorum was established.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED/SECONDED** to approve the Minutes of the October 25, 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:

Common Electrical Vault Cleaning

BC Hydro and our contractor have confirmed a shutdown date of Friday, December 9, 2016 starting at 11:00 PM and continuing until Saturday, December 10, 2016 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.

Loading Bay Door

The large spring that keeps the roll up door to the loading bay balanced broke and has had a temporary repair done to it. The service company recommends that the spring be replaced as there is no way of determining how long the repair will last.

Without the spring the door is extremely difficult to open.

Sump High Water Alarm

On Saturday November 19, Monday November 21 and Tuesday November 22 there were instances of the basement sump high water alarm being triggered. This resulted in myself and Elafon having to make unscheduled

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trips to the building to determine if there was an emergency flooding situation happening and what to do if there was. The issue was eventually traced to faulty wiring and possibly faulty floats in the sump. The problems have been corrected. The water level was never at any time above the level of the sump.

Stairway Top Doors

The two doors in the main stairwells between the 21<sup>st</sup> and 22<sup>nd</sup> floors have been installed. The locks will be installed next week.

Fire Alarm

On Tuesday October 25 at 2:22 AM I received a call from Vancouver Fire and Radius Security that a fire alarm signal had been received and that the fire department had been dispatched. I arrived at approximately 2:40 to find that the fire department had silenced and reset the alarm. They told me that someone had activated a pull station on the 6<sup>th</sup> floor but there was no evidence of fire. They allowed me to reset the elevators and the lobby was clear of residents within 15 minutes.

Window Washing

Window washing has been completed. There were deficiencies noted that have been reported to the contractor.

**(4) BUSINESS ARISING FROM PREVIOUS MINUTES**

**4.1 Building Envelope project**

Phase 2, high priority area repairs are underway; targeted problem units are requiring more extensive repairs, while the non-problematic units are addressed in a routine manner.

**4.2 Exterior common areas lighting upgrade**

The wattage parameters for the upgraded exterior lighting project have been determined; scheduling is underway.

**4.4 Driveway refurbishment**

Council is working with the consulting firm to confirm the scope of the project.

**4.5 Roof access: security doors**

As previously noted there has been three reported unauthorized roof access incidents from non-residents. This access is a safety concern but also a security concern for the building and equipment located on the roof. The approved installation of fire rated doors, frames with metal panels with high security locks has been completed.

**(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.

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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 – 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.

#### (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 Loading Bay rolling door failure

The spring on the loading bay rolling door broke, emergency, temporary repairs were completed. Council reviewed a quote to replace the spring, it was **MOVED/SECONDED** to proceed with repairs.

**CARRIED**

##### 7.2 Sump pump overhaul

A quote to rebuild one of the two building original sump pumps was reviewed; following some investigation it was determined a better option financially and operationally to replace the pump. Three pump replacement quotes will be obtained.

#### (8) TERMINATION

There being no further business to discuss, the meeting was terminated at 4:55 p.m.

The next scheduled meeting of Council will be held on January 31, 2017 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.

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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.

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