

MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF THE OWNERS, STRATA PLAN LMS 1866, COMMERCIAL SECTION, EXECUTIVE COUNCIL (“EXECUTIVE COUNCIL”), HELD ON TUESDAY, JUNE 18, 2013, AT 1:00 P.M., AT THE ELECTRA COMMERCIAL BOARDROOM, VANCOUVER, B.C.

PRESENT: Mr. John Davies President
Mr. Keith Hyde Vice-President
Mr Mark Bentz Director
Alan Davis On-Site Manager

REGRETS: Simon Chan Commercial Bookkeeper – resigned
Ms. Amanda Lu Treasurer

AGENT: Kenneth Bro Property Manager & Brian Carleton GM
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER: The commercial section president called the meeting to order at 1:06.

GUEST: Non-registered

NON-REGISTERED GUEST: Peter Morgan

APPROVAL OF AGENDA:

It was **MOVED/SECONDED** to approve the agenda with noted changes/additions. **CARRIED**

APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED** to approve the minutes of the April 23, 2013 with noted changes/additions.
CARRIED

FINANCIAL REPORT

Operating Statements

Differed until the next scheduled council meeting – Donna Lee is the new accountant

BUILDING REPORTS

Basement Committee - No report this month

On-Site Managers Report:

1. Broken skylights on Hornby Street have been replaced
2. Toilets on first and second floor: the originals can not be rebuilt as was thought previously. The only feasible option at this point would be to replace the toilets and Alan was directed to get a quote for replacement of the current models.
3. The fan for the Southwest second floor HVAC system had failed. It turned out to be a blown fuse and was fixed.
4. The leak in common roof above Pattison High School that was repaired in March did not hold this one section has since been replaced.
5. There was a minor leak in the roof over the second floor outside unit a, this minor leak has been repaired and the resulting damaged wall and ceiling replaced, not an insurable item.
6. All work on the common entrance doors to Pattison High School is complete; any further modifications wanted by Pattison High School will be paid by Pattison High School.

7. Elafor Mechanical is suggesting to us that the most economical and efficient way to continue with replacement of the 50 year old hot water pipes in the basement and lower main levels is time and materials as has been done previously.
8. Only one restaurant in the Retail Section remains on common hot water, their tank has been installed and only the hook up needs to be done
9. The chiller and cooling tower were serviced on May 31 with no complications or issues. Both are still in good condition outside of a possible bearing issue that is being looked into.
10. The FOB audit was conducted on May 21, May 30, June 7 and June 15. The times and dates were varied to allow as much flexibility as possible for owners/tenants to register their fobs. Just fewer than 300 were registered, next steps for deactivating the unregistered FOBs will be completed this week.
11. The manager's office door has been strengthened with a Bolt Buddy and a Heavier duty door handle as a strata expense.
12. A technician was brought to investigate repatriating the camera and fob systems and his report and quote is to follow.

BUSINESS ARISING FROM PREVIOUS MEETING

DEPRECIATION REPORT

The strata have decided to go with RDH to prepare the depreciation report for LMS 1866 and the two sections.

CORRESPONDENCE

	Letters Received	Responses Sent
1		1-Reno Letter – 1 on Security Camera System
2		1– Reno Letter – 1 on Annual Chiller Service
3		1 on- Hot Water Issues – 1 on Frosted Glass
4		City of Vancouver – 1- Reno Request

Strata Council Updates:

The strata council is contemplating repairing the driveway as well as replacing the current fixtures in the fin lights from fluorescence to LED's.

NEW BUSINESS

Update On Glazed Window Removal

It was **MOVED/SECONDED** by council to give the owner at least a 72 hour written notice before entering their strata lot with a bonded locksmith (if the owner doesn't provide access) and a glass company to return the window to its original configuration. **CARRIED**

This action is on hold to allow the resident to attend the next council meeting.

AGM Minutes

It was **MOVED/SECONDED** by council to circulate the last two AGM Minutes dated May 30, 2012 and May 13, 2013. **CARRIED**

AGM Minutes

It was **MOVED/SECONDED** by council to spend up to \$500.00 to add a couple of chairs to the elevator lobbies of level(s) 1 and 2, final decision on type of chair will be made at the July meeting. **CARRIED**

Legal Update

A lawsuit has been brought by a tenant upon the Owners, President and On-Site Manager of Strata Plan LMS 1866 .The strata corporations legal counsel is vigorously defending the action – SCBC Vancouver Registry Case Number S132645

In-Camera

The council went in-camera for a discussion at 1:45 and the in-camera portion of the meeting ended when the meeting was adjourned, any decisions made and directions given are part of these minutes.

ADJOURNMENT

The meeting was adjourned at 2:18 p.m. The next meeting scheduled is for Tuesday July 23, 2013.

Per Kenneth Bro Property Manager, 604-683-8301 Ext. 232 - Email: kbro@colyvanpacific.com

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 and not the Strata Corporation's.

The Electra - LMS 1866 Residential/Commercial/Strata Council Monthly Meeting Schedule 2013

No meetings in April or September, Vacation Months

Strata July 22, 2013 @ 4:00
Residential July 22, 2013 @ 6:30
Commercial July 23, 2013 @ 1:00

Strata August 19, 2013 @ 4:00
Residential August 19, 2013 @ 6:30
Commercial August 20, 2013 @ 1:00

Residential September 16, 2013 @ 6:30

Strata October 21, 2013 @ 4:00
Residential October 21, 2013 @ 6:30
Commercial October 22, 2013 @ 1:00

Strata November 18, 2013 @ 4:00
Residential November 18, 2013 @ 6:30
Commercial November 19, 2013 @ 1:00

Strata December 9, 2013 @ 4:00
Residential December 9, 2013 @ 6:30
Commercial December 10, 2013 @ 1:00



Jenkins Marzban Logan LLP
lawyers

June 28, 2013

File No: 20051-003

900-808 Nelson St
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The Owners, Strata Plan LMS1866
c/o John Davies, Strata Council
President

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A partnership of law
corporations

Dear Sir:

**Re: Viseroiu v. Davies et al.; S.C.B.C. Action No. S-132645;
101 – 970 Burrard St., Tenant - Ileana Viseroiu**

Pursuant to the obligations under the *Strata Property Act*, kindly advise the Owners that Ana Viseroiu, a tenant in unit 101 has commenced an action in the Vancouver Supreme Court Registry (Action No. s-132645) against the following parties:

1. JOHN DAVIES;
2. ALAN DAVIS;
3. THE OWNERS, STRATA PLAN LMS-1866 also known as THE ELECTRA LMS-1866; and
4. THE COMMERCIAL SECTION OF LMS-1866, THE ELECTRA, also known as SECTION 2 OF THE OWNERS, STRATA PLAN LMS-1866 also known as SECTION 2 OF THE OWNERS, STRATA PLAN LMS-1558

Yours truly,

Jenkins Marzban Logan LLP

Timothy A.M. Peters
TAP