

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON MONDAY, FEBRUARY 25, 2013 AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM 989 NELSON STREET VANCOUVER, B.C.

PRESENT:

Mr. John Davies	President
Mr. Ray Cousineau	Director
Mr. Gordie Forrest	Vice-President
Mr. Mark Bentz	Director
Alan Davis	On-Site Manager

REGRETS:

AGENT: Kenneth Bro, Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The President chaired the meeting and called it to order at 3:58 p.m.

GUESTS: Elafon was present to discuss a proposed energy audit. This item was tabled until the March 25, 2013 strata meeting when more information will be available.

APPROVAL OF AGENDA

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

APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED** to approve the minutes of the January 28, 2013 **CARRIED**

BUILDING ON-SITE MANAGERS REPORTS

The repairs to the fire safety system deficiencies (as determined during the annual inspection required by law) have all been completed with the exception of a small number of in suite smoke alarms. The strata **MOVED/SECONDED** to move ahead with the replacements to the in-suite smoke alarms at a cost of under \$1000- **CARRIED**

A new flagpole was installed, on the roof with a Canadian flag flying from it, at no cost to owners. Lighting for night-time is being worked on.

The building was recently evacuated due to a fire alarm caused by a resident opening the door of their unit and allowing smoke from burning food to enter the hallway. Since the installation of our new fire panel, these incidents are the only remaining source of false alarms. In order to improve the quality of life at the Electra, the council would like to strongly urge owners and residents to use the utmost care to avoid false alarms. Therefore,

All Residents Are Reminded In Case Of Smoke In Your Suite To:

- **Do Not Panic**
- **Open all your windows**
- **Turn on all exhaust fans, in the kitchens, bathrooms, etc...**
- **DO NOT OPEN YOUR FRONT DOOR TO VENT THE SMOKE FROM YOUR SUITE!**
This could cause the alarm to go off in the entire building which will mean all owners (Residential & Commercial) have to evacuate the entire complex and wait for the Vancouver Fire Department (VFD) to arrive and turn off the alarm.
- **If this does happen to you, please alert the VFD on when and where it happened so the process can be expedited.**

Remember Safety & Security Is Everyone's Responsibility!

Replacement of regular fire sprinkler heads on the Lower Main floor with concealed ones is complete.

We have tentative dates of June 23, 2013 and January 12, 2014 for electrical vault cleaning. Notices will be posted in advance.

BUSINESS ARISING FROM PREVIOUS MEETING

Update On Depreciation Report

This item (depreciation study) will remain on the agenda until it has been voted into the commercial and residential budgets at the upcoming AGM's.

SGM Planning

The strata went over some of the details in hosting the upcoming SGM.

Fin Lights

Tabled to the March meeting

FINANCIAL REPORT

Operating Statements

There are no separate operating statements at this time; the commercial and residential sections will be funding operating & CRF account(s) in the near future.

CORRESPONDENCE

	Letters Received	Responses Sent
1		

NEW BUSINESS

Strata Budget Planning

The agent was directed to contact the commercial bookkeeper to start the process of developing a separate Strata Budget for the future.

Energy Audit

Tabled until the March meeting

ADJOURNMENT

The meeting was adjourned at 5:58 p.m. The next Strata Council meeting scheduled is Monday March 25, 2013, at 4:00 p.m.

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	March 25, 2013 @ 4:00	
Residential	March 25, 2013 @ 6:30	PRE-AGM
Commercial	March 26, 2013 @ 1:00	

Residential April 15, 2013 @ 6:30 AGM PREP

Strata	May 13, 2013 @ 4:00	
Residential	May 13, 2013 @ 6:30 - AGM	
Commercial	May 14, 2013 @ 1:00 - AGM	

Strata	June 17, 2013 @ 4:00	
Residential	June 17, 2013 @ 6:30	Post AGM
Commercial	June 18, 2013 @ 1:00	

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	