

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, JANUARY 21, 2014, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.

PRESENT:

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

REGRETS: Mr. Adam Bugden Director

AGENT: Wendy McKenzie, Strata Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The Council President, John Davies called the meeting to order at 4:03 pm.

COUNCIL MEMBER UPDATE

Ray Cousineau has resigned his position on Strata Council.
This is Gordie Forrest's last Council meeting as he resigned his position on Strata Council effective Jan. 30, 2014.
Council wishes to thank both gentlemen for their contributions to Council and the Strata.

Jason Lehmann and Adam Bugden have been appointed from the Strata Residential Section as Strata Council representatives.

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 November 18, 2013 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

DDC Upgrade

- No update at this time; awaiting quote from Control Solutions.

Semi-annual testing of fire pump and generator

- The fire pump and generator had their semi-annual service. There were some minor issues with the fire pump and none with the generator.

Rear entrance door handle

- The door handle of the buildings rear entrance was replaced approximately one week ago as it had been broken. That evening someone attempted to kick it off but they were

unsuccessful; the handle has been replaced and a guard piece added to strengthen it.

Completed items

- Thinning of the Nelson St plaza cherry trees and various other trees.
- The inspection of all fire safety equipment.

COMITTEE REPORTS

Nothing to report at this time.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

RDH Engineering has obtained the necessary documentation and has scheduled a site inspection. The Strata Manager will request the report be available for the May AGM.

Legal action

Unit #101 legal action naming the Strata and Commercial Section – No update at this time

Emergency power for a commercial elevator

The Site Manager will proceed with an inspection of the equipment with Houle Electric to ascertain the status of emergency power to a commercial elevator.

Maintenance items

The appropriate contractors will be engaged to provide quotes and/or services;

- Trimming of the rhododendron bushes
- Updated parking signs
- Increasing the emergency key storage tube lock size for the Fire Dept.

NEW BUSINESS

Terrazzo lifting

A small area of terrazzo has lifted; a proposal on the cause and repairs will be undertaken at the same time of the ICBC claim terrazzo exterior steps repair. This area experiences very low traffic, warning signage will be put in place to inform pedestrians of the possible tripping hazard.

Circuit breaker maintenance

Council reviewed a quote from a competing contractor to provide an in-depth maintenance report completed with test results and recommendations. The Site Manager will obtain a quote from the Strata's regular service provider to compare cost and services offered.

Installation of tree lights

It was noted that the tree lighting in the plaza is very complementary to the complex; the same lighting in the trees along Burrard St would further enhance. After a brief discussion it was **MOVED/SECONDED**; to approve the installation of lights in the trees bordering Burrard St.

CARRIED

Water station fence & gate installation

An on-going issue with garbage and junk being dumped around and on top of the water station in the loading dock was discussed. The Strata Manager will obtain two quotes to fence the area off.

CORRESPONDENCE

-A previous request to access an existing fiber cable located in the Shaw room has been escalated to installing new cable into the building. Additional information will be requested for Council to review.

ADJOURNMENT

The meeting was adjourned at 5:01 p.m.

The next meeting is scheduled for February 18, 2014 @ 4:00 pm.

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.