

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, , HELD ON TUESDAY, JUNE 4 2013 AT 10:00 A.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM 989 NELSON STREET VANCOUVER, B.C.**

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**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 9:59 a.m.

**GUESTS:** Trevor Boudreau & Kathy Friesen Landscaper, gave a presentation of the final design of the exterior landscaping to be planted in the common area planters on the exterior of LMS 1866. The plan was reviewed by the strata council and given the go ahead to be completed by the end of June. Detailed Landscaping /Drawings attached.

**APPROVAL OF AGENDA**

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

**ELECTION OF THE EXECUTIVE**

It was **MOVED/SECONDED** to elect the strata executive as noted above for the 2013/2014 fiscal year  
**CARRIED**

**APPROVAL OF PREVIOUS MEETING MINUTES**

It was **MOVED/SECONDED** to approve the minutes of the March 25, 2013 **CARRIED**

**BUILDING ON-SITE MANAGERS REPORT**

Highlights Include:

The replacement of the defective and missing in suite smoke alarms has been has been completed. All but one was replaced. Due to no access

A reminder that Sunday June 23, 2013 has been confirmed for electrical vault cleaning.

The transfer of compactor pickup has been completed from SmithRite to BFI.

Lower Main hallway painting of doors is still underway and almost complete.

The Fire system jockey pump, which had to be custom made, is expected shortly

Pressure washing of all common outdoor areas is complete

Annual polishing of the generator and fire pump fuel is complete.

As reported earlier, the generator had it semi annual service and annual testing of the whole unit under full load and building load. It passed with flying colours.

Another resident open their front door to vent burned cooking smoke into the common area hallways setting off the alarm to the entire strata. All residents are reminded that if there is smoke in the unit due to food cooking:

**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!**

**BUSINESS ARISING FROM PREVIOUS MEETING**

**Update On Depreciation Report**

It was **MOVED/SECONDED** to approve the from RDH to provide a deprecation report to LMS 18656 as presented  
**CARRIED**

**Fin Lights**

Further quotes will be presented to the strata council for the July 22 meeting for a final decision.

**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		1-Bylaw Violation Vote smoking \$50.00
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**In Camera Correspondence**

It was **MOVED/SECONDED** to fine an owner who was smoking on common property \$50.00 in violation of the strata's rules.  
**CARRIED**

**NEW BUSINESS**

**Strata Legal Issue 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

**Post SGM Envelope Maintenance**

The agent presented a proposal from Levelton Engineering to review the maintenance plan presented by RDH. It was **MOVED/SECONDED** to table this discussion for the time being.  
**CARRIED**

**Common Area Driveway**

Strata council review a proposal from RJC to over see the redo of the common area concrete driveway as well as the quote(s) presented form a contractor. Gordie Forest will try to schedule a meeting with the contractor along with the agent

**ADJOURNMENT**

The meeting was adjourned at 11:35 a.m. The next Strata Council meeting scheduled is Monday July 22, 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.



Jenkins Marzban Logan LLP  
lawyers

June 28, 2013

File No: 20051-003

900-808 Nelson St  
Vancouver, BC  
Canada V6Z 2H2

The Owners, Strata Plan LMS1866  
c/o John Davies, Strata Council  
President

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www.jml.ca

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

# The Electra - LMS 1866

## Residential/Commercial/Strata Council Monthly Meeting Schedule 2013

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*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

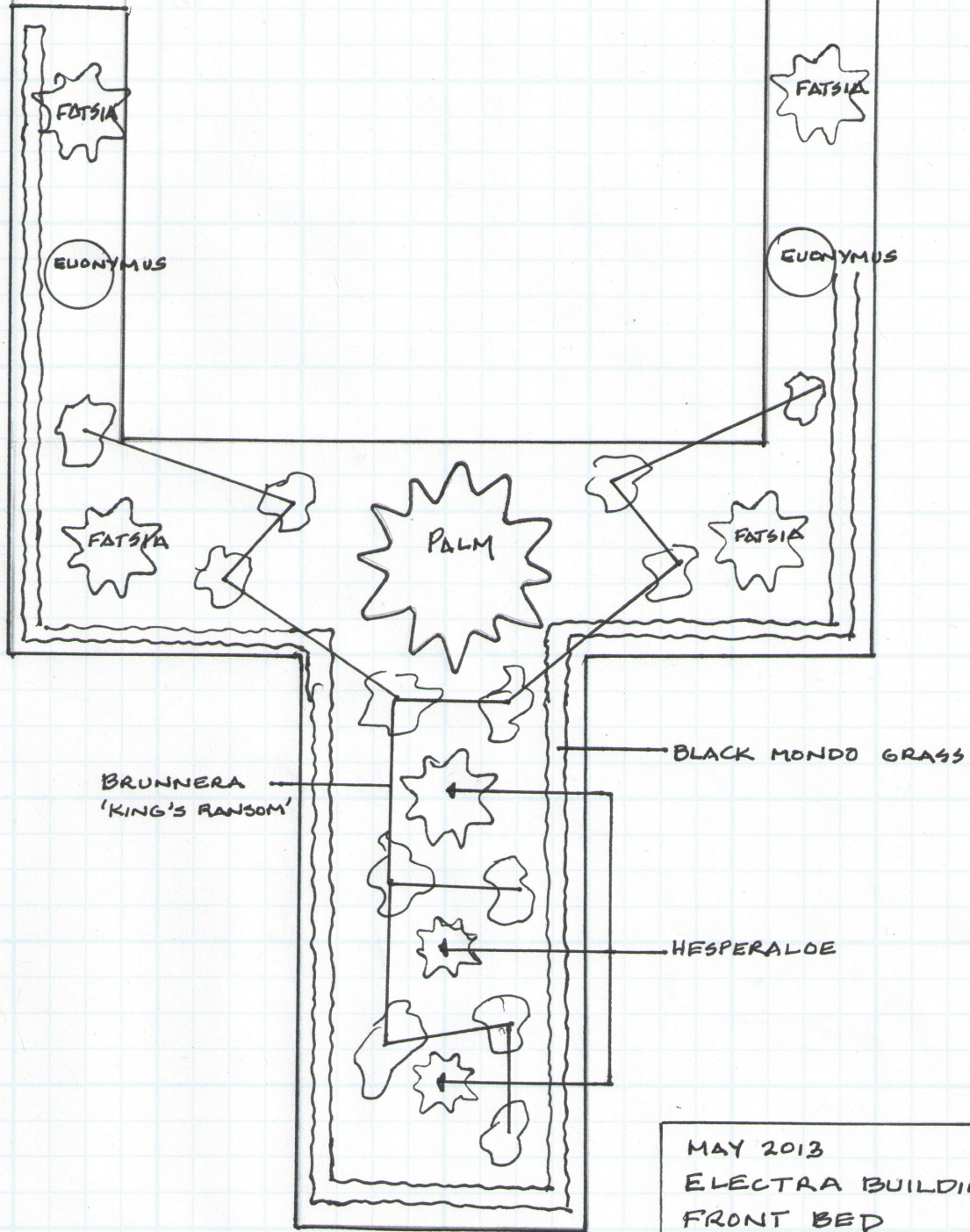
Strata August 19, 2013 @ 4:00  
Residential August 19, 2013 @ 6:30  
Commercial August 20, 2013 @ 1:00

**Residential September 16, 2013 @ 6:30**

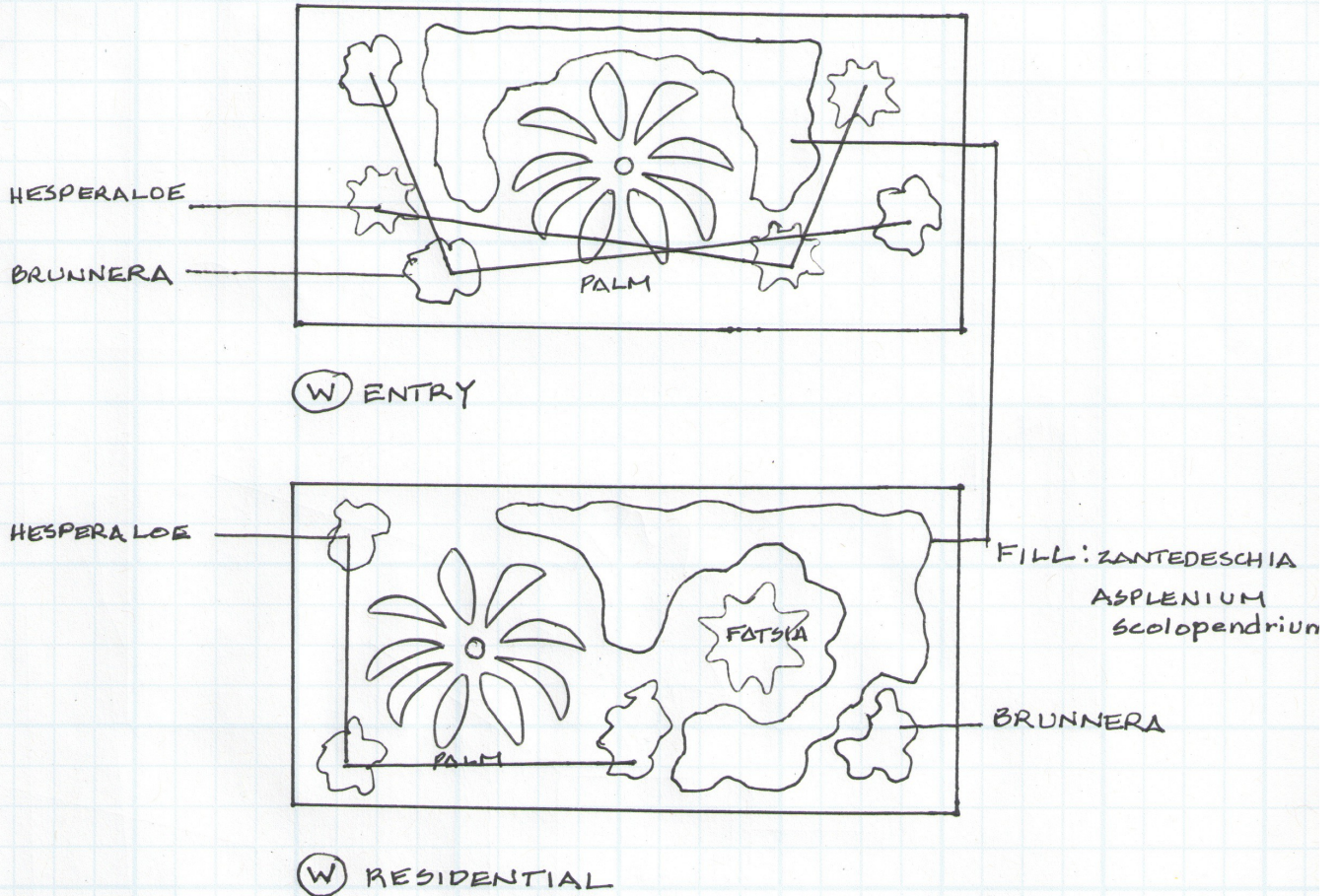
Strata October 21, 2013 @ 4:00  
Residential October 21, 2013 @ 6:30  
Commercial October 22, 2013 @ 1:00

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

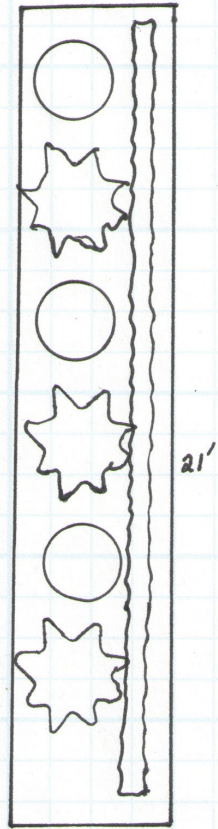
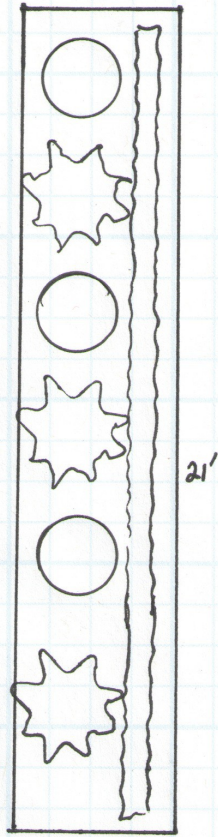
Strata December 9, 2013 @ 4:00  
Residential December 9, 2013 @ 6:30  
Commercial December 10, 2013 @ 1:00



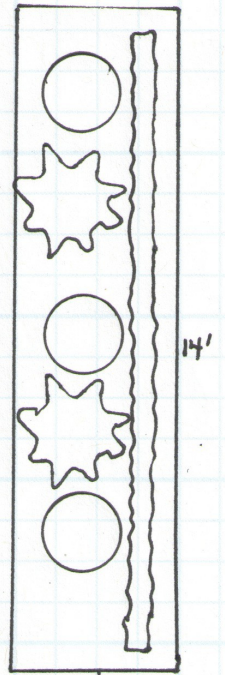
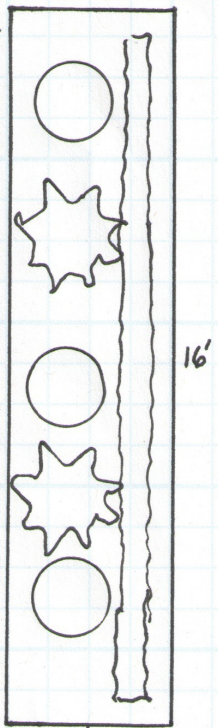
MAY 2013  
ELECTRA BUILDING  
FRONT BED  
BLOOMSBURY LTD  
K D FRIESEN



MAY 2013  
ELECTRA BUILDING  
SQUARE BEDS  
BLOOMSBURY LTD  
K.D.FRIESEN



PLANT LIST	
	FATSIA
	EUONYMUS 'GREEN PILLAR'
	BLK MONDO
FILL:	
	• ZANTEDESCHIA
	• ASPLENIUM scolopendrium



(W) ENTRY

(W) RESIDENTIAL

MAY 2013  
ELECTRA BUILDING  
SIDE BEDS  
BLOOMSBURY LTD  
K. D. FRIESEN