

The Owners' Strata Corporation LMS 1866 Commercial

288-970 Burrard Street, Vancouver, BC V6Z 2R4

COMMERCIAL COUNCIL MEETING DRAFT MINUTES, NOVEMBER 17 2009

Present:	John Davies, President Mark Bentz, Vice- President Tony Lum, Treasure Keith Hyde, Director	Guests:	Ralph, Owner Zuzana Palovic, Minutes Taker
-----------------	---	----------------	---

Meeting was called to order at 3:03 pm by John Davies. Quorum was present

MOTION to accept Minutes of Meeting Oct 15, 2009. CARRIED.

1. FINANCIALS , Budgeting exercise is coming up for next year's 2010 building budget. The building's annual insurance fee is currently being paid on a one-time annual basis. Pre-payment options were discussed in comparison to month by month withdrawals. An agreement was reached when Tony Lum presented that it would be in the strata's best financial interest to pay the fee in an annual lump sum, rather the dispersing the costs and accrued interest over a 12-month period. The monthly budget comparison chart will now include detailed explanations of any items that are out of sync with YTD actual expenditures and YTD budgeted expenditures. For any funds that were over budgeted for, the board will vote to move the surplus money into the CRF account. Simon is approved to invest additional time to explain all out of sync items of the budget comparison chart. .
MOTION to accept the financial report as presented. CARRIED.
2. REVIEW THE RE-WRITING OF THE BYLAWS UPDATE, Peter Morgan will discuss the re-writing of the bylaws with the residential council at the residential strata meeting on Nov. 17th 2009.
3. NEW MAIN LOBBY FURNITURE UPDATE. Installment complete. One chair has to be replaced due to a faulty leg and the table will be installed soon. Planter layout has been changed based on professional recommendations.
4. HVAC SYSTEM CHEMICAL TREATMENT UPDATE, HVAC system is working well; there are enough chemicals to top off all the structures. We are currently adding chemicals per as needed basis
5. HVAC SYSTEM AUTOMATION PROJECT CONTINUES, Quote needed for the 2010 building budget.
6. BUDGET TO PAINT THE GLASS AWNING FRAMES, The awning will be repainted in the near future. John Davies will look into price quotes for painting and pressure wash.
7. NIGHT LIGHTS UNDER THE TREE UPDATE, Moving forward with the fitting, this is a common item, which will be set up per automated timer. The trees that line Hornby St will also be decorated with lights; new plug will be installed above canopy to achieve this.
8. OWNER'S LETTER REGARDING BROKEN AWNING GLASS, The council has acknowledge receipt of owner's letter, and is working on a response to best address the owner's concerns, as well as requesting quotes to have the awning glass replaced.
9. OWNER'S LETTER REGARDING USE OF BOARDROOM, Owner came to discuss the use of the boardroom. The boardroom will continue to function under monitored use, until the space is fully enclosed and made private, due to noise complaints from adjacent openers. The council acknowledged receipt of owner's letter and will determine the appropriate policy regarding the use of the room once the atrium is enclosed.
10. REVIEW NO SMOKING POLICY, Signs have been posted and fines will be issued all owners, tenants and guests who are do not comply.
11. DISCUSS AND SELECT CHRISTMAS PARTY PLACE, DATE AND TIME, Date: Tuesday December 15th 2009. Party will be held in The Electra, Xmas decorations will be put up.

MOTION To Adjourn Meeting at 4:24pm. CARRIED.