

The Owners' Strata Corporation LMS 1866 Commercial

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

COMMERCIAL COUNCIL EMERGENCY MEETING FEBRUARY 16th, 2011 - DRAFT MINUTES

Present: Mark Bentz, Vice-President
David Benson, Treasurer
Keith Hyde, Director

Requirement of 6 days notice to convene a meeting was waived by unanimous vote

Meeting was called to order at 1:00 PM by Keith Hyde. Quorum was present

1. Meeting convened to review and discuss potential catastrophic failure of the Electra Commercials Cooling system due to having unauthorized AEBC air conditioners connected to the Commercial cooling tower condenser loop.. This could be caused by running the chiller while the cooling tower water is at the temperature that AEBC wants it at. As a result we are currently unable to run the chiller resulting in inadequate cooling for owners/tenants in the Commercial Section.

It has come to the attention of the Commercial Section that AEBC has not disconnected their equipment as advised to do so at the Commercial Section meeting on February 8. It was recommended to AEBC on multiple occasions to find a permanent solution to the cooling issue and you have not done so. AEBC is therefore ordered to immediately disconnect itself from the Commercial Cooling Tower Condenser Loop.. If this order is not completed by 3:00 PM Thursday February 17, 2011 the Commercial Section will undertake to have AEBC's systems disconnected. All expenses and liabilities related to this issue of the cooling system interface will be borne by AEBC completely.

7. Motion to adjourn meeting. Motion Mark Bentz, Seconded Keith Hyde.

Meeting adjourned 1:30 PM