

The Owners' Strata Corporation LMS 1866 Commercial

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

COMMERCIAL COUNCIL MEETING JULY 15th, 2010 - DRAFT MINUTES

Present:	John Davies, President	Guests:	Peter Morgan, Owner/Occupant
	Keith Hyde, Director		Al Davis, Building Manager
	Mark Bentz, Vice- President		Tenant UNIT 235
			LMS 1866C Accountant

Meeting was called to order at 11:03 AM by John Davies. Quorum was present

1. The tenant in unit 235 addressed the Board and requested that the fine against the Strata Lot and also the move in fee be dismissed. The tenant was told that this was not the first offense and it was not denied. The tenant's position was that there is no rule or bylaw against disposing of garbage in the buildings washrooms. John Davies pointed out that it could also be covered by the nuisance bylaw and mentioned that there are 205 Strata Lots in the Commercial Section and that it would be impossible for everyone to dispose of their garbage in the washrooms. The tenant responded that the directors had voted themselves a \$100 payment for attending these meetings. Keith Hyde took extreme exception to that statement as the directors do not receive any compensation even though the owners approved it a number of years ago. The tenant claimed the move in fee had been waived by the previous Commercial manager. No documentation was offered. The tenant was excused.

2. Motion to go in camera under Bylaw 34 (e .iv) Financial, personnel or contractual by John Davies, seconded by Keith Hyde.

In camera meeting started 11:15 AM

3. In camera meeting ended 11:20 AM

As a result of the in-camera meeting, the Board decided to suspend the fines against the Strata Lot for a period of one year providing there are no further infractions, and repeal them if so at that time. However, as there was no documentation offered that the move in fee had been waived it was ordered added to the account of the Strata Lot owner.

4. Financials: The recent financials were discussed. The LMS 1886C accountant presented the facts that about \$1500 in fines had been collected and there was an outstanding balance of about \$1000. The Board was pleased to hear that the fines are having the desired effect as there are less incidents to report. The Board's Treasurer was not present at the meeting and so the financials were tabled until the next meeting.

5. Peter Morgan read a statement to the board regarding his work over the last year. The Board thanked him for all his good work and devotion to the Commercial Section of the Strata Corporation.

Meeting adjourned at 12:15 PM

Next meeting scheduled for September 14 3:00 PM