

The Owners' Strata Corporation LMS 1866 Commercial

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

COMMERCIAL COUNCIL MEETING SEPTEMBER 15th, 2010 - DRAFT MINUTES

Present:	John Davies, President	Guests:	Peter Morgan, Owner/Occupant
	Keith Hyde, Director		Al Davis, Building Manager
	Mark Bentz, Vice- President		Tony Lum
	David Benson, Treasurer		Representative of Pattison School

Meeting was called to order at 3:17 PM by John Davies. Quorum was present

1. Review of the minutes of the Commercial Council Meeting of June 23, 2010. Motion to Approve John Davies, Seconded Keith Hyde. Approved.
2. Discussions with Tony Lum regarding past chiller problems. Reminded by Keith Hyde not to talk too technical.
3. Commercial Council to draft letter outlining costs etc. and understanding between Residential, Commercial and Strata.
4. Tony Lum will review safety concerns RE: the A/C units in his strata lots and report back to Council and will also meet with the engineer hired by the commercial Council to assess the HVAC systems.
5. Tony Lum requests permission to vent one of his strata lots into a common area. Alan Davis will investigate and report back to the Board.
6. Tony Lum requests permission to connect his emergency generator to existing building systems and to put venting through common commercial areas.
7. Tony Lum requests permission to hook up city water as an emergency backup for his cooling systems. A letter is suggested to Efafon Mechanical Re: feasibility of the project.
Motion to sign letter to investigate the feasibility and signed by the president of the Commercial Section. Motion Keith Hyde, Seconded David Benson. Approved.

It was made clear to Mr. Lum that he is to commission engineer(s) to draw up plans and review all of the various installations. The board will not sign off on any plans and resultant alterations to the building that affect common property without this appropriate due diligence by AEBC. The board also requires him to ensure that all certificates and authorizations and permits are in place and to provide copies of same. The board specifically also asked him to provide all the permits for the large cooling units that have already been installed as well as all of the necessary safety permits and inspections regarding Freon gas.

8. Review of financials. Tabled until next meeting.
9. Peter Morgan noted a couple of incorrect cross references in the Commercial bylaws passed at the 2010 AGM, corrected as follows:
Due to two cross-reference numbering errors in the Commercial Bylaws that were approved at the 2010 AGM, the Board shall interpret Bylaw 48 (i) on page 20, until the bylaw subsection is amended at an owner's meeting, as meaning:
(i) Informs the Commercial Executive, within two weeks of making changes, of any additions, substitutions or subtractions to the information in Commercial Bylaw 48 (h).

And for the same period, it shall interpret this portion of Bylaw 76's first paragraph as meaning:

76. The Commercial Executive may assess only three levels of fines against Commercial Section owners and others per these Bylaws, and, except for item (1) below... motion John Davies, Seconded by Keith Hyde. Approved

10. Board to make decision on one and two year terms for directors. Tabled until next meeting.

Meeting adjourned at 5:33 PM

Continuation of meeting scheduled for September 21 3:00 PM

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**COMMERCIAL COUNCIL MEETING OCTOBER 15th, 2010 - DRAFT MINUTES
(CONTINUATION OF SEPTEMBER 15th, 2010 ADJOURNED MEETING)**

Present:	John Davies, President	Guests:	Al Davis, Building Manager
	Keith Hyde, Director		Simon Chan
	Mark Bentz, Vice- President		
	David Benson, Treasurer		

Meeting was called to order at 2:15 PM by John Davies. Quorum was present

1. Review financials for August 2010.

Motion to approve the August financials. Motion Keith Hyde, Seconded Mark Bentz. Approved.

2. Motion to adjourn meeting. Motion John Davies, Seconded Mark Bentz. Meeting adjourned 2:50 PM.