

**The Owners' Strata Corporation LMS 1866 Commercial**

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

**COMMERCIAL COUNCIL MEETING APRIL 19<sup>th</sup>, 2011 - DRAFT MINUTES**

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

**Guests:** Peter Morgan  
Alan Davis, Building Manager  
Simon

Meeting was called to order at 12:05 PM by John Davies. Quorum was present

1. Review of minutes not approved at previous meetings. Tabled, to be reviewed later.
2. Review of financials. All utilities paid to March 31. David Benson and Simon reviewed the year end financial statements with the board. There was discussion of the effects HST input tax credits that will be available to the commercial strata once the strata is registered for hst. It was generally agreed that a small fee increase would be required for 2011.
3. Presidents report on fire. The Strata Council continues to work with the insurance adjuster and the Strata Corporations solicitor to complete the damage repairs to the building that were caused by the foam injection.
4. HST. David Benson advised that a voluntary disclosure application had been filed via Bull Houser and Tupper. The filing has been accepted on a notional basis only and details of the strata for the past 3 years are being collected and sent to CRA for their review.
5. Building managers report. The Commercial chiller and cooling tower have been given their annual service and are functioning as they should be. The 970 Burrard entrance door has been upgraded so that using the Enterphone after hours both unlocks and opens the door. Starting May 2 the door will be locked weekdays at 6:00 PM
6. Outside contractors. It has been suggested that some outside contractors are not submitting detailed enough billing. The building manager is asked to follow up.
7. AGM preparation. Peter Morgan has been working on bylaw changes and will give them to Jamie Bley for approval. Resolution to move the surplus from the 2010 – 2011 fiscal year end to the fin light project. Motion Keith Hyde, Second Mark Bentz. Carried.
8. AEBC. The board expressed concern that there has been no response to the letter sent to AEBC on April 4. Motion to resend letter. Motion Keith Hyde, Second John Davies. Carried.
9. Proposal to advance \$1000 in concert with the Residential Section to review and recommend on the fire system replacement. Motion John Davies, Second Keith Hyde. Carried.
10. Motion to adjourn meeting. Motion John Davies, Seconded Keith Hyde. Meeting adjourned 2:40 PM.