

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

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

**COMMERCIAL COUNCIL MEETING DECEMBER 1<sup>st</sup>, 2010 - DRAFT MINUTES**

**Present:** John Davies, President  
Keith Hyde, Director  
David Benson, Treasurer

**Guests:** Peter Morgan, Owner/Occupant  
Alan Davis, Building Manager

Meeting was called to order at 11:08 AM by John Davies. Quorum was present

1. Discussion with Owner Peter Morgan about possible amendments and additions to the new Commercial bylaws  
The Commercial Board will have further discussion at the next meeting.
2. Letter to be written to Tony Lum to follow up requests made at the September 15<sup>th</sup> meeting RE: safety requirements, permits, inspections etc. for his units in the basement.
3. Review of the minutes of the Commercial Council Meetings of September 15, October 15 and the Special General Meeting of October 26, 2010. Motion to approve John Davies, Seconded Keith Hyde. Approved
4. David Benson commented that there continues to be an operating deficit for 2010. Further he noted that as a result of capitalized assets purchased over the past year of \$50,000.00 there are insufficient funds to complete the capital projects for which funds have already been collected. Once the insurance claim has been confirmed and received consideration should be given to assessing the financial shortfall to March 31, 2011. Motion to approve financials from February to October by John Davies, Seconded Keith Hyde. Approved
5. The question of the person(s) doing the early morning cleaning was raised. A person from the current Residential cleaning company , Altima, has been retained for one hour every morning.
6. The question was raised of the time frame of the return of the funds requisitioned from the Commercial Contingency Reserve Fund. At this point the answer is unknown and they are currently being held in trust with the Strata Corporations lawyer.
7. The question was raised about completing the repairs to the Terrazzo that was damaged in the emergency. The Strata Corporation has retained Read, Jones, Christoffersen as the engineering firm in charge of the project. The Strata Corporation and the engineer will be working closely with the insurance Company to complete the project. Cleaning of the area is ongoing.
8. The question was raised about additional dealings with the insurers. The Strata Corporation had a meeting with the adjuster assigned to the claim and was told that payments would be starting December 3. (Note: the first installment was received from our insurer on December 3.)
9. It was announced that The Electra Annual combined Commercial/Residential Holiday Party would be held December 14<sup>th</sup> in the Residential Social Club from 6:30 PM – 9:30 PM.
10. A letter of comfort was requested by the owner of 216-217 to put a dividing wall and a door between their two units. The owner of 226 made a request to put a dividing wall and door in his unit. Both requests were approved subject to their producing professional plans and getting all the necessary permissions, permits and inspections from the City Of Vancouver as per the LMS 1866C Bylaws.
11. A request was made by ProAir Systems to do the annual servicing of the Commercial Chiller. Alan was instructed to ask our mechanical engineer of the necessity to do the work and whether the cost was reasonable.

12. During the recent complete power shut down for maintenance in the building it was discovered that the Commercial front entrance would open and stay open while the power is off. The building electrician has been asked to connect the power to one of the emergency circuits connected to the buildings emergency generator. The board gave its unanimous approval to have this work completed.

13. A Commercial owner made an inquiry about putting security film on the windows of their unit. The board indicated it had no problem with that as long as it doesn't change the look of the window. All costs associated with the investigation of appropriate materials as well as the installation are the responsibility of the individual unit owners or tenants.

14. It was suggested by Alan that now would be a good time to have the Commercial cooling tower shut down and serviced as AEBC has a temporary fresh water cooling system in place that can be used while the tower is being serviced. Motion to approve by John Davies, seconded by Keith Hyde. Subject to quote. Approved.

9. Motion to adjourn meeting. Motion John Davies, Seconded Keith Hyde.

Meeting adjourned 12:45 PM