

Pledges of a delegate to the 2008/2009 Strata Council of LMS 1866, The Electra

- I will at all times, during Strata and section council meetings, speak and act respectfully of all those elected by the owners of the Electra, even when I am speaking in opposition to a position they hold. _____
- I will at all times outside of official meetings of the Electra speak and act respectfully of all those elected by the owners off the Electra, even when I am critical or speaking in opposition to a position they hold. _____
- I will at all times speak and act respectfully towards those employed by the two sections of the Electra. _____
- I will do my best to willingly attend and participate in all meetings of the Strata Council. _____
- I will do my best to ensure that no business of the Strata Council takes place without a representative of both sections in attendance and participating at the meeting, even if that means delaying the meeting within reason until such a representative is able to participate. _____
- I will do my best to ensure that no elected official, staff member or contractor of the Electra attempts to sabotage any section, and, if I become aware of such activity, I will report it to an elected representative of that section and to a public session of the Strata Council, with time being of the essence. _____
- I will do my best to convince the other elected members of the Strata Council and my own Section Council that, within 30 days from today, with the assistance of accountants, lawyers and other contractors if necessary, resolve all significant outstanding financial issues between the two sections, not exclusively but particularly the following items: _____
 - The payment of the non-contentious amounts of the approximately \$58,000 the residential is currently claiming against the commercial, with a plan to resolve the contentious amounts by the time of the next AGM.
 - Direction to the Residential section's management company to:
 - Provide sufficient access to records of the contractor to allow Commercial's accountants to complete its audit of fiscal 2007/2008 with the idea of removing the accountants' qualification of that year's Commercial audit, and
 - To allow sufficient access for any Commercial audit of fiscal year 2008/2009, should the audit firm feel it's necessary to complete its work.
 - I will do my best to convince the Residential Section that it withdraw its plan to impose a lien on any commercial property without prejudice and that, in any event, no action be taken on imposing a lien on any commercial property in connection with the \$58,000 if the commercial section pledges to resolve the issue within the time frame noted.
 - A method and administrative protocols are mutually agreed by the two sections and place on how to order work and share expenses between the two sections for anything involving commonly held property, so that both sides are aware and have given written agreement, in advance of the work being ordered, who is to perform the work, an estimate or quote of the cost of the work where appropriate, and the percentage of the cost shared by each section.
 - A method and administrative protocols are mutually agreed by both sections and in place to share invoices and other information related to work on commonly held property so that the amounts owed by each section can be paid at least two weeks before the invoice due date, or before encountering interest or other late penalties by the contractor.

Your Name (Please Print) _____

Your Signature (agreeing only to the pledges you have initialled)

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- All funds otherwise temporarily held by one section in trust for the other be turned over, or a mutually acceptable plan is in place to do so.
- I will do my best to convince the other members of the Strata Council that, within two weeks of this date, we will meet to review all decisions and actions of the residential delegates to the Strata Council and their management company contractor since May 20, 2008, and approve by regular motion and debate all non-contentious items to ensure their legality and legitimacy as decisions of the Strata Council. _____
- I will do my best to convince the other members of the Strata Council that, within two weeks of this date, we will meet to review all decisions and actions of residential delegates to the Strata Council and their management company contractor since May 20, 2008, and to set out a plan by which any contentious decisions are voided and, as the section wishes, are introduced for regular vote and debate to ensure their legality and legitimacy as decisions of the Strata Council. _____
- I will do my best to ensure any equipment owned by one section in the possession of the other section without permission is returned within five days of today, or to develop a plan by the time of the next AGM to compensate the affected section for its loss. _____
- I will do my best to ensure that the owners are presented with an amendment to the Electra bylaws at the next AGM to the effect that a Strata Council quorum cannot be formed without at least one member of that quorum being from each section of the Electra.
- Since the security of the building is only as good as its least secure area, and security is of high importance to all owners, I will do my best to ensure that a mutually approved co-management plan is in place by the next AGM to: _____
 - allow each section of the Electra to place, use, monitor, maintain and replace security equipment on commonly held property and property of the other section where necessary, while respecting the legislated privacy of Electra owners.
 - And a related co-management plan is in place to adjust, add to or subtract from, the aforementioned security equipment.

(If you wish, add a pledge that is not represented here, and initial it at the end. Please print)

Your Name (Printed) _____

Your Signature (agreeing only to the pledges you have initialled)
