

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, OCTOBER 21, 2014, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.**

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**PRESENT:**

Mr. John Davies	President
Mr. Adam Bugden	Vice-President
Mr. Mark Bentz	Director
Mr. Jason Lehmann	Director
Alan Davis	On-Site Manager

**AGENT:** Wendy McKenzie, Strata Manager  
ColyVan Pacific Real Estate Management Services Ltd.

**CALL TO ORDER**

The Strata Manager called the meeting to order at 4:00 pm.

**APPROVAL OF AGENDA**

It was **MOVED/SECONDED**; to approve the agenda with noted changes/additions.

**CARRIED**

**APPROVAL OF PREVIOUS MEETING MINUTES**

It was **MOVED/SECONDED**; to approve the minutes of the September 23, 2014 meeting as circulated.

**CARRIED**

**ON-SITE MANAGERS REPORT**

- 1) A fire alarm on Oct. 14<sup>th</sup> was a result of cement dust from a suite's floor renovation triggering the hallway detector.
- 2) The fire suppression system has been winterized; a pin-hole leak was discovered and repaired.
- 3) The City issued a Building By-law infraction notice for compromised fire separation in the Commercial Section; this has been repaired and has passed inspection.
- 4) The asphalt main roof area has been thoroughly cleaned as it was littered with small items which could pierce the surface and cause a leak.

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**REVIEW OF ONGOING ISSUES AND INITIATIVES**

**Depreciation Report**

The committee has held two meetings; a date will be set to present their finds to Council. RDH Engineering will provide a presentation at their earliest available date which will be in December.

**Legal action**

The below legal claims are on-going.

- Unit #101 legal action naming the Strata and Commercial Section
- True North Concrete Lifting vs. Owners of Strata Plan LMS 1866 and others
- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866

### **Driveway resurfacing project**

A Council member has undertaken investigating different options for the driveway resurfacing. Proposals and quotes for several options will be presented at the November Strata Council meeting.

### **Sump pump monitoring**

Quotes were reviewed to install and program an alarmed monitoring system to the sump pump; a necessary precaution to avoid a sump pump flood in the building. Council **MOVED/SECONDED** to proceed with the installation.

**CARRIED**

### **Commercial elevator emergency power**

An electrician has confirmed that one commercial elevator is wired into the emergency power system. As the elevator is not operational during a power outage ThyssenKrupp Elevator will be asked to investigate the elevator systems to determine the source of the malfunction.

### **Terrazzo repairs**

In addition to the terrazzo tile damage which was settled with ICBC there are several other areas which require addressing. As repairing the terrazzo is costly Council is exploring other options, such as extending the landscaping. Additional proposals with costs will be presented at the November meeting.

## **NEW BUSINESS**

### **Maintenance items**

-Generator & Fire pump annual maintenance agreements: Council reviewed the proposals from Cummins; it was **MOVED/SECONDED** to proceed with generator & fire pump maintenance agreements.

**CARRIED**

-A quote to upgrade the office computer was deemed necessary, therefore it was **MOVED/SECONDED** to approve the purchase and installation.

**CARRIED**

-It was noted the safety ropes and harness utilized at the building have been on loan from Glasspro; this equipment and is now unavailable. A quote to purchase equipment for the Strata was **MOVED/SECONDED**. The Strata thanks Glasspro for their generosity these past years.

**CARRIED**

### **Insurance claim**

An incident of drain back-up occurred on September 21<sup>st</sup> affecting four units and two common hallways. Epic Restoration is on site addressing emergency repairs. The cost for emergency services and restoration exceeds the Strata deductible, therefore a claim was filed with CMW Insurance.

## **CORRESPONDENCE**

- Council reviewed an owner's concerns regarding the 30-minute limit on the bike rack at the front of the building. It was noted that short term bicycle parking is a standard practice in downtown Vancouver. As well there is long term bicycle parking around the corner of the building. The signage on the bicycle racks will be updated.

## **ADJOURNMENT**

The meeting was adjourned at 5:20 p.m.

The next meeting is scheduled for November 18, 2014 @ 4:00 pm.

### **Attention**

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the owner's expense and not the Strata Corporation's.