

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON MONDAY, AUGUST 19 2013 AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM 989 NELSON STREET VANCOUVER, B.C.

PRESENT:

Mr. John Davies	President
Mr. Gordie Forrest	Vice-President
Mr. Mark Bentz	Director
Alan Davis	On-Site Manager

REGRETS: Mr. Ray Cousineau Director

AGENT: Kenneth Bro, Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The President chaired the meeting and called it to order at 4:00pm

GUESTS: Anthony DeBoer - Sales and Marketing Manager - (Enviro Paving Vancouver) was present to give a presentation on Enviro Paving and the resurfacing of the driveway. It was **MOVED/SECONDED** to approve the quote from Enviro Paving to resurface the driveway with the color black and the speed bump in grey for a quoted cost of \$9,205.78. **CARRIED**

APPROVAL OF AGENDA

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

APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED** to approve the minutes of the July 22, 2013 **CARRIED**

BUILDING ON-SITE MANAGERS REPORT

Items to be reported on at The Electra Strata Council meeting Monday July 22, 2013, highlights include:

Sump Pumps

Elafon will be working on this issue and report on this as soon as possible.

Exterior Fin Lights

Start date is scheduled for Tuesday, September 3rd, 2013.

All West will start training on September 3rd and will move the staging from the east side to the west side when necessary.

Houle has been contracted to do the "remove and replace". They will be trained by All West.

The fin lights have been ordered and the ETA is August 30th, 2013.

Automatic Door Openers

Alan/Ken to bring and present quote at the strata meeting.

DDC Upgrade

DDC upgrade to the sanitary lift station to the fire panel monitoring station to be done by Control Solutions.

Terrazzo Repairs

ICBC claim - Once ICBC has approved the repairs of the broken stairs the other two items will be done at the same time.

Strata Follow-Up

Runner in the common/common area outside Pattison High School - Alan to get quotes.
Building address lettering – Alan to contact Brit Paint to reinstall.
Clear pull station covers – Alan to source out.

Completed Items

Back lane loading bay and walls have been painted.
Grout repair outside PostNet has been completed.

BUSINESS ARISING FROM PREVIOUS MEETING

Update On Depreciation Report

The agent has turned over various documents, contracts, budgets, etc... to RDH.

Fin Lights

The fin light project will start September 3, 2013 as reported in the On-Site Manager's Report.

CORRESPONDENCE

Letters Received		Responses Sent
1	Nothing To Report	

NEW BUSINESS

Power Factor

Gordon Forest will be contacting the BC Hydro Representative to schedule a site visit to discuss the metering of LMS 1866

Auto Door Openers

It was **MOVED/SECONDED** to approve the quote from Entrance Automation System Inc. to supply and install a Horton heavy duty handicap pair door opener at the double doors on the main lobby level between the commercial lobby and the residential lobby for a quoted cost of \$6,800.00 + GST and plus work by other to supply power to the doors. **CARRIED**

ADJOURNMENT

The meeting was adjourned at 5:15 the next Strata Council meeting scheduled is Monday October 21, 2013
Per Kenneth Bro Property Manager, 604-683-8301 Ext. 232 - Email: kbroy@colyvanpacific.com

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.

The Electra - LMS 1866

Residential/Commercial/Strata Council Monthly Meeting Schedule 2013

No meetings in April or September, Vacation Months

Strata	October 21, 2013 @ 4:00
Residential	October 21, 2013 @ 6:30
Commercial	October 22, 2013 @ 1:00

Strata	November 18, 2013 @ 4:00
Residential	November 18, 2013 @ 6:30
Commercial	November 19, 2013 @ 1:00

Strata	December 9, 2013 @ 4:00
Residential	December 9, 2013 @ 6:30
Commercial	December 10, 2013 @ 1:00