

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, , HELD ON TUESDAY, JULY 22 2013 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. 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 4:06pm

**GUESTS:** None Present

**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 June 4, 2013 **CARRIED**

**BUILDING ON-SITE MANAGERS REPORT**

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

On Sunday June 23, 2013 the electrical vault cleaning was completed without any problems. The generator performed exactly as it was supposed to and we had emergency power within 5 seconds.

The Fire system jockey pump has been installed and is operational

A claim has been filed with ICBC for the broken Terrazzo stairs. They are awaiting a report from the vehicle owner, the agent will get in touch with ICBC to expedite the claim.

There was a scene from the TV Series "Arrow" shot in the Lower main storage last week, with great success. The crew was very happy with the way everything went and with how easy it was to work in this building. They are already considering coming back.

One of the floats in the sump failed and as a result the high water alarm sounded. The float has been replaced. Elafon is arranging for Control Solutions to come in and look into setting up an alarm other than just the audible one outside the Titanic room.

**BUSINESS ARISING FROM PREVIOUS MEETING**

**Update On Depreciation Report**

The agent is in contact with RDH to start the process

**Fin Lights**

Further quotes will be ready for the August 19 council meeting for a final decision.

**Landscaping**

The landscaping project is almost done Trevor Boudreau will be having a final walkthrough with the landscaper to go over deficiencies.

**Legal Update**

The strata's lawyer is seeking evidence from the complainant before going to discovery.

**Driveway**

The agent is seeking another quote from a different supplier and will pass it onto the strata council for their consideration.

**FINANCIAL REPORT**

**Operating Statements**

There are no separate operating statements at this time; the commercial and residential sections will be funding operating & CRF account(s) in the near future.

**CORRESPONDENCE**

**Letters Received**

**Responses Sent**

	<b>Letters Received</b>	<b>Responses Sent</b>
<b>1</b>	ProBell Roof Anchor Report	1-Bylaw Violation Vote smoking \$50.00

**In Camera Correspondence**

It was **MOVED/SECONDED** to fine an owner who was smoking on common property \$50.00 in violation of the strata's rules. **CARRIED**

**NEW BUSINESS**

**Power Factor**

The strata are seeking quotes to help reduce the power factor up charges from BC Hydro.

**Sump Issues**

The strata council spoke to Elafon Mechanical on the recent sump pump failure and directed Elafon to deliver quotes and options to council to prevent this from reoccurring in the future.

**ADJOURNMENT**

The meeting was adjourned at 5:45 the next Strata Council meeting scheduled is Monday August 19, 2013  
Per Kenneth Bro Property Manager, 604-683-8301 Ext. 232 - Email: kbro@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

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*No meetings in April or September, Vacation Months*

Strata August 19, 2013 @ 4:00  
Residential August 19, 2013 @ 6:30  
Commercial August 20, 2013 @ 1:00

**Residential September 16, 2013 @ 6:30**

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