



STRATA CORPORATION LMS 1866
COUNCIL MEETING
Nov 17th, 2009
Draft Minutes

Present: John Davies, President
Ray Cousineau, VP
Mark Bentz, Member
Gordie Forrest, Member

1. The meeting was called to order by the president at 6:00 PM
2. Review agenda, approval of previous minutes.. Carried
3. Holiday Season party (new item)
A holiday season party is tentatively planned for Tuesday Dec 15th. Proposal to be forwarded to res section for ratification
4. Parking (Update)
The concept of printing up some tickets to issue to offenders who abuse the parking spaces was discussed. The ticket would require a \$25 payment to the strata to cancel the ticket. Vehicles with outstanding tickets will be towed on sight. The proposal is supported and is to be submitted to Residential section for discussion and approval.
5. Realtor signs in driveway (new item)
A proposal to charge a fee of \$50/month to realtors wishing to display signs on common property (which has been done in the past) was discussed. Proposal to be furthered to residential section for discussion and approval.
6. Emergency generator load testing.
The testing was completed by Cummins and was generally successful. The generator operated at full load and also on the building emergency load via the automatic transfer switch under simulated power failure. The exhaust piping, which passes through a commercial strata lot, is un-insulated, and caused a sprinkler to go off. The water was shut off within 5 minutes. The pipe has since been insulated at a cost of approx \$2000. The cleanup costs are less than the strata insurance deductible. The emergency generator is code compliant, and can be relied on to operate when needed.
7. Roof anchors/ Fall Protection for window cleaning
In progress. Window cleaning is being delayed until proper certified roof anchors are installed.
8. No-smoking policy (update)
The temporary signs, which were designed to attract attention, were installed. Compliance with the no-smoking rule has been excellent.
9. Building projects (update)
The strata council met with a local architect to gain a better understanding of some aspects of the various engineering reports received over the last 10 years and to gain a better understanding of the design, function, and maintenance of the curtainwall.
10. Loading bay /door opener (Update)
The automatic door opener on the common loading bay was repaired, and the sensor for detecting an obstruction was not reliable. A plate was added to the bottom of the door.
11. Emergency phones- all elevators (update)
After considerable effort to locate the fault on all elevators, the phones are now working on commercial elevators only. There are a multitude of contractors involved in this. At this point,

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commercial have signed an agreement to proceed with Thyssen as the elevator maintenance contractor, and the residential is considering the same. Note that elevators are actually not common strata property, however the sections councils are working together with our mutual contractors to resolve the issues.

12. Intra-meeting motions:

- a. Motion to proceed with insulating the generator exhaust pipe at \$2000. Carried

As there was no further business to discuss, the meeting was adjourned at 6:30 PM.

For more information contact your council through one of the websites below.