

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, APRIL 15, 2014, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.

PRESENT: Mr. John Davies President
Mr. Adam Bugden Vice-President
Mr. Hesham Ibrahim Residential Section Treasurer
Alan Davis On-Site Manager

REGRETS: Mr. Mark Bentz Director
Mr. Jason Lehmann Director

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

CALL TO ORDER

The Council President, John Davies called the meeting to order at 4:10 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 March 18, 2014 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

- 1) The electrical vault and low voltage breakers were cleaned and serviced; generator started immediately. Everything went smoothly and there were no issues with the shutdown itself.
- 2) Compactor was making an odd noise; contractor was brought in and repaired equipment. At this time the device to neutralize odors was repaired.
- 3) The installation of the Grundfoss domestic water booster pack is tentatively scheduled for May 15/16; notices will be posted.
- 4) New parking signs have been installed in the roundabout.

COMITTEE REPORT

Commercial Basement: All findings are received, awaiting final report.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

As previously noted the first draft of the Depreciation Report is scheduled to be received by May 9th. A finalized copy will not be available for the Annual General Meeting packages. Once the report is finalized a copy will be made available for all owners.

Legal action

Unit #101 legal action naming the Strata and Commercial Section – There was no update available at this time. It was noted that the Strata insurance is handling the claim, including costs.

Emergency power for a commercial elevator

No update at this time; the Site Manager will obtain quotes from Mott Electric and Houle Electric for review at the next meeting.

ICBC terrazzo tile claim

The second quote to satisfy ICBC requirements is not acceptable; two other companies will be approached.

Landscaping membrane issue

The second quote regarding the re-occurring landscaping planter membrane leak into the residential gym and common hallway was reviewed. As the quote comes from a recommended contractor and is substantially less it was **MOVED/SECONDED**; to proceed. Scheduling will be coordinated with the landscaping contractor.

CARRIED

Maintenance items

- Recycling room: fob access: Second quote not available for meeting.
- Fencing around water station: Second quote completed and will be emailed for Council to review.

Illumination of Burrard Street trees

The cost to complete the installation of the lighting in the Burrard Street trees was discussed. It was **MOVED/SECONDED**; to approve upon confirmation of quote via email.

CARRIED

NEW BUSINESS

Maintenance items

- Signage for emergency evacuation: A template with costs to replace the signage was reviewed. A more cost efficient alternative will be investigated.
- Emergency lighting in generator room: A quote to hook up the lighting circuits to the emergency power supply was reviewed. Several other options were discussed that would be far less costly; quotes will be obtained.

Security door in administration office

A drawing and quote to install a security door in the administration office was discussed. As this is a matter of building security it was **MOVED/SECONDED**; to proceed.

CARRIED

Strata smoking rule

It was **MOVED/SECONDED**; to implement the following rule;

“No Owner, Tenant, Occupant or invitee shall:

-smoke cigars, cigarettes or other substances on the Common Property or land that is a common asset.”

CARRIED

CORRESPONDENCE

-A request, including drawings to install a fiber optic cable from the telecommunication room to an individual unit was reviewed. It was **MOVED/SECONDED**; to approve the installation.

CARRIED

ADJOURNMENT

The meeting was adjourned at 5:15 p.m.

The next meeting is scheduled for May 20, 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.