

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, MARCH 18, 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. 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 Council President, John Davies 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 February 18, 2014 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

- 1) This Sunday evening starting at about 11:00 the next phase of the electrical vault cleaning will be done. It is expected that the shutdown could last as much as 6 hours. At the same time the low voltage breakers in the vault will be serviced.
- 2) Provided Control Solutions quote for DDC upgrade to sanitary lift station to the fire panel monitoring station.

COMITTEE REPORTS

Residential re-fresh: Looking into replacing carpeting.

Commercial Basement: A report regarding the on-going investigation into the basement owner's activities will be forwarded to the Strata Council when received.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

A delay has been reported from RDH Engineering; the first draft of the Deprecation Report will be received May 9th.

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.

Booster package upgrade

Elafon Mechanical has confirmed the parts are in; scheduling is underway.

ICBC terrazzo tile claim

Awaiting second quote to satisfy ICBC requirements; once received information will be forwarded.

Landscaping membrane issue

The second quote regarding the re-occurring landscaping planter membrane leak into the residential gym and common hallway was not received in time for the meeting. As this is a time sensitive issue, when the quote is received later this week it will be emailed to the Council for review.

Maintenance items

-New parking signs: An updated template of the parking signs were reviewed; it was **MOVED/SECONDED**; to proceed.

CARRIED

-Water station fence & gate installation: Second quote was not available at time of meeting.

-Roof weed spraying: The project to spray the roof with a mild bleach solution is 2/3 complete; should complete on time and budget, weather dependant.

NEW BUSINESS

Maintenance items

-Fire pump repairs: A Cummins quote to repair deficiencies noted at the annual servicing was reviewed and **MOVED/SECONDED**; to proceed.

CARRIED

-Vault breaker inspection: Pro-Con provided a quote to inspect the vault breakers during the scheduled maintenance this Sunday. It was **MOVED/SECONDED**; to proceed with this service.

CARRIED

Recycling room access change

On-going issues with bottle collectors gaining access to the building and recycling room have prompted Council to investigate the costs associated with installing a fob access to the recycling room door. One quote was reviewed, a second quote will be obtained.

CORRESPONDENCE

-None received at this time.

ADJOURNMENT

The meeting was adjourned at 5:25 p.m.

The next meeting is scheduled for March 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.