

# EL<sup>The</sup>ECTRA

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**MINUTES OF THE COUNCIL MEETING  
STRATA PLAN LMS 1866 – THE ELECTRA  
HELD: TUESDAY, JANUARY 31, 2017– 4:00 P.M.  
LOCATION: 989 NELSON ST., VANCOUVER, BC – WITHIN THE SOCIAL CLUB BOARDROOM**

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**PRESENT:** John Davies – President  
Adam Bugden – Vice President  
Hesham Ibrahim – At Large  
Mark Bentz – At Large

Alan Davis – Operations Manager

Wendy McKenzie, Colyvan Pacific Real Estate Management Services Ltd.

**GUEST:** Gayle Nesbit – Residential Section Council

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**(1) CALLING THE MEETING TO ORDER**

The Council President called the meeting to order at 4:00 p.m. A quorum was established.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED/SECONDED** to approve the Minutes of the November 29, 2016 Council Meeting, as circulated.  
(*In favor – 4/Opposed – 0/Abstained – 0*) **CARRIED**

**(3) ON-SITE MANAGER REPORT**

The On-Site Manager presented his Activity Report. A few noted items from the report were as follows:

Common Electrical Vault Cleaning

The electrical vault cleaning took place on December 9<sup>th</sup> with a few issues, but the service was completed. The service contractor was called in to repair the starting circuit. The shutdown for the secondary circuit is scheduled for Monday, June 5, 2017.

Loading Bay Door

The large spring that keeps the roll up door to the loading bay balanced had a temporary repair done to it. However, it broke again shortly afterward. A new spring has been installed and the loading bay door is now operational.

Generator and Fire Pump Annual Service

The emergency generator and fire pump had their annual service and run tests on Thursday November 28<sup>th</sup>. There were no issues reported with the generator at that time.

The fire pump engine was reported to have a minor fuel leak and potential exhaust issues. The service contractor reported that during the annual service the pump portion of the fire pump had been discovered to have leaking seals. All repairs have been completed and the pump is certified for another year

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#### Exterior Lighting

The halogen lighting in the square planter off Nelson has been replaced with test LED's. The bulbs and fixtures have been determined to be not acceptable and we are waiting on a new proposal for lighting for the area.

#### Car Collision Into Building

On Thursday January 26 at approximately 10:30 AM a car was driven into the driveway and continued up onto the plaza before crashing into one of the buildings support pillars. It is unknown why the driver did not stop.

Police, Fire and Ambulance all attended and the woman driver was taken to hospital by ambulance.

The force of the collision drove the car far enough into the pillar that the pillar was about halfway into the engine compartment of the car, and some damage could be seen on the cladding around the concrete pillar.

Another car parked in the driveway was also damaged along with one of our bushes.

After a tow truck removed the car the damage to the cladding was more obvious but what could not be seen was potential damage to the concrete of the pillar.

A structural engineer attended and could find no damage as a result of the collision.

The cladding has been temporarily put back in place until proper repair/replacement can be done.

A claim with ICBC has been started.

### **(4) BUSINESS ARISING FROM PREVIOUS MINUTES**

#### **4.1 Building Envelope project**

Phase 2, high priority area repairs are underway; six units were inspected thoroughly last week. A plan to rectify the issue has been put in place. Once their repairs are complete the project will continue with the expectation to reach the year-end target.

#### **4.2 Exterior common areas lighting upgrade**

As noted in the Site Manager's report lighting in the planter area is being re-looked at.

New information regarding more cost efficient lighting for the laneway is being investigated.

#### **4.4 Driveway refurbishment**

The engineer attended the site and completed a thorough inspection; we are awaiting his official report and recommendations.

#### **4.5 Terrazzo issues**

Five contractors have visited the site to inspect the levelling issue with the terrazzo tile. The contractors were unanimous in recommending an alternate solution to attempting to lift the terrazzo to level. Alternate solutions will be investigated.

### **(5) FINANCIAL REPORT**

#### **5.1 Financial Statements**

Not applicable at this time.

#### **5.2 Accounts Receivable**

Not applicable at this time.

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### **5.3 Report on Unapproved Expenditure**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

### **5.4 Report on Litigation**

The following legal civil claims naming the Strata have been received and forwarded to the Strata insurance provider;

- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866 – December 2016 settlement conference yielded no results.
- Strata Lot 43 legal action vs. Owners of Strata Plan LMS 1866 and others – Settlement conference held January 6, 2017 yielded no results, a pre-trial conference is scheduled for March.

## **(6) BYLAW CONTRAVENTIONS**

**6.1** There were no bylaw contraventions issued at this time.

## **(7) CORRESPONDENCE**

The Strata Council reviewed the correspondence received and where deemed necessary the Strata Manager was directed to correspond directly with the authors. Others will have their concerns addressed in the Minutes or be contacted directly by a member of Council.

-There was no correspondence received.

*Correspondence must be received in writing at least seven (7) days prior to Council meetings. All correspondence must contain your name and unit number in order to be considered.*

## **(8) NEW BUSINESS**

### **8.1 ‘Electra’ building sign**

It was noted the ‘Electra’ building sign facing Nelson St. is due for an update. Proposals and quotes for new, more visible signage will be obtained.

### **8.2 Annual fire inspection**

Council reviewed the Vancouver Fire annual fire inspection deficiency report and quote. It was MOVED/SECONDED to proceed with addressing all deficiencies.

*(In favor – 4/Opposed – 0/Abstained – 0)*

**CARRIED**

## **(9) TERMINATION**

There being no further business to discuss, the meeting was terminated at 5:10 p.m.

The next scheduled meeting of Council will be held on February 28, 2017 at 4:00 p.m. within the Social Club Boardroom.

Wendy McKenzie  
Strata Manager

## IMPORTANT NOTICE

Please note that all bylaw contravention and debt collection decisions of the Strata Council will now be published using strata lot numbers. This is to ensure that all actions relating to future disputes between Owners and the Strata Corporation to be resolved through the Civil Resolution Tribunal (CRT) is properly documented. Be advised that publication of strata lot numbers does not violate the Personal Information Protection Act (PIPA) and is recommended by the Condominium Homeowners Association (CHOA). However, should you require additional information or have any questions do not hesitate to contact your Strata Manager, Kathy Vanderlee at [kathy@colyvanpacific.com](mailto:kathy@colyvanpacific.com) or Melissa Ruyter at [melissa@concisemgmt.com](mailto:melissa@concisemgmt.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.

This notice contains important information which may affect you. Please ask someone to translate it for you.

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