

**COUNCIL MEETING**  
**Friday, June 12, 2009**  
**DRAFT MINUTES**

Present: John Davies, President  
Mark Bentz, Vice-President  
Tony Lum, Treasurer  
Keith Hyde, Director  
Guests: Terry Irving, Building Administrator

Meeting was called to order at 3:12pm by Keith Hyde. Quorum was present

MOTION to accept Minutes of Meeting May 21, 2009. Two corrections were noted, to add Terry Irving, Building Administrator, to Guests who attended, and to correct Terry's last name in Item 13. CARRIED as corrected.

1. FINANCIALS

Tony Lum reported that we overspent in May, due primarily to excessive legal fees and payment for the glass/logo replacement for the broken windows at the front door. The broken windows at the front door were covered by insurance and costs over the deductible will be refunded.

Also, now that a new executive has been elected for the Residential Section and they are in the process of replacing Facilitatech Property Management, it is anticipated that our legal expenses will drop very substantially.

Extensive maintenance and repair orders are getting the HVAC system in great shape to operate during the summer season.

MOTION to accept the financial report as presented. CARRIED

2. COMMERCIAL LOBBIES – CARPET REPLACEMENT

Various options are being explored to replace the carpet in 2<sup>nd</sup>, 1<sup>st</sup>, and Mezzanine level lobbies. MOTION to have Terry Irving collect quotes from three suppliers to cover carpet, vinyl and tile squares, and report back to the Council. CARRIED

3. 1<sup>ST</sup> FLOOR COMMON AREA UPDATE

Mark Bentz advised, on behalf of the Committee formed at the last council meeting, that an acoustics specialist reported that the area must first be enclosed then reassessed for noise. MOTION to have Terry Irving collect new quotes to enclose the area and report back to Council. CARRIED

4. TERRAZZO STAIRS UPDATE

John Davies reported that Dynamic Stones has been chosen to fix all areas of the outside terrazzo tiles and stairs. The Residential Section is managing this repair and will be requested to keep the Commercial Section advised of the status of this repair.

5. BUILDING INSURANCE RENEWAL

It was noted that the Corporation Insurance Company sent out an inspector in

preparation for renewing the building insurance. Two items noted by the inspector that require fixing prior to renewal of insurance are:

- the terrazzo stairs and tile work outside (see item 4), and
- the restaurant at 985 Hornby requires an exhaust hood in the kitchen area. Terry Irving has been tasked to draft and deliver (on June 15, 2009) a letter to the tenant and owner to confirm the conversation they had with John Davies on June 5, 2009, and officially advise the tenant that they must have their cooking/barbeque area properly hooded and externally vented and that they have 7 days to comply with this request. The City of Vancouver and BFL Insurance are to be copied in.

6. 1<sup>st</sup> FLOOR COMMON AREA RULES UPDATE

Rules regarding use of the common area on the 1<sup>st</sup> floor will be reviewed after it has been enclosed.

7. CROWN REPAIR UPDATE

Photos are attached showing the work currently underway on the roof. It was confirmed that this project is continuing on or ahead of schedule and on budget. To date, the invoices have been paid by the Commercial Section out of the Special Assessment account already in place and the Residential Section has been invoiced accordingly.

8. MOSAIC TILE REPAIR UPDATE

Photos are attached showing the completion of the tile repair on the roof.

Motion to Adjourn Meeting at 4:15pm. CARRIED