

## **The Owners, Strata Corporation LMS 1866 Commercial**

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### **COUNCIL MEETING**

**Monday, March 17, 2008**

**DRAFT MINUTES (March 18, 2008)**

Present: John Davies, President  
Mark Bentz, Treasurer

Absent: Tony Lum, Vice-President  
Raymond Eng, Director

Guests: Terry Irving, Building Administrator (Minutes)  
Martha Welsh (Owner of Unit 118) joined the meeting at 3:15pm

Meeting was called to order at 3:10pm by John Davies.

1. Approve the Minutes of the February 15, 2008, meeting.  
Moved: Bentz, Approved: Davies
2. Financials: acceptance of February AP/AR/Bank Balances  
Moved: Bentz, Approved: Davies
3. Jerry's Letter: Move to reimburse Jerry for his out-of-pocket expenses in writing to Councillor Howard Burton of the Residential Section.  
Moved: Davies, Approved: Bentz
4. Update on Burrard work: The contract gardener has promised to reposition the paving stones to stop them from moving under foot.
5. Smoking Ashtray at Street Level: This ashtray will not be replaced. PLEASE DO NOT SMOKE OR STUB YOUR CIGARETTES OUT ANYWHERE ON THIS PROPERTY.
6. Burrard Street Stair: A chain and "Private Property" sign will be erected at the Burrard Street stairs between Hydro Station and The Electra.
7. New Building Administrator: The Council is pleased to welcome Terry Irving who has replaced Anna Moldovan as Building Administrator. Terry looks forward to meeting all the owners at the 2008 AGM on April 14, 2008.
8. 2008 AGM: AGM Notices were mailed out to all owners on Wednesday, March 12, 2008.
9. Please note that Repair Reports have been posted on our website, [www.theelectric.net](http://www.theelectric.net), under Reports.
10. AR Collections and Fines: Thank you to all owners for submitting your maintenance payments on time. Only two fines were issued in February, 2008. If you wish to sign up for preauthorized payments, you can download Preauthorized Payment Registration

forms from our website, [www.theelectra.net](http://www.theelectra.net), under Forms.

11. The owners are reminded that Tenant Form K's must be provided according to the Strata Act. Please ensure we have up-to-date contact information.
12. Steam Meter Proxy: The steam meter proxy has been passed by a majority of the owners. Thank you.
13. Chiller Contract: The council is currently considering a new contract for maintenance and inspection of the Chiller.
14. The Elevators: We are currently working with Otis Elevator an improvement in elevator performance has already been noticed. An owner noted that the doors are looking rather dented. John Davies replied that the doors will eventually need to be replaced, as some of the dents are too deep to be fixed.
15. Repairs to Leaky Pipes: In order to repair the pipes located in the pipe trench in the Mechanical Room, we contracted with McRae's Environmental Services to supply a giant vacuum truck to remove water and sand so that Trotter & Morton could repair multiple pipes leaking hot water.  
Motion to pay McRae's invoice totalling \$3,997.88: Bentz, Approved: Davies  
Motion to approve Trotter & Morton invoice when received: Davies, Approved: Bentz
16. Roof Mosaic Repair: Elevator tower mosaic tile repair is under Facilittech's supervision. John Davies met with an adjuster from our insurance company who advised that the cost of repairing mosaic on the roof area will most likely be covered by insurance. However, this does not include remedial measures taken to hold existing mosaic to concrete. The current estimate to complete this project in total is approximately \$77,250.
17. Signage Policy: All owners and tenants are reminded that the Signage Policy must be adhered to for the betterment of everyone in the building. Signs will be removed and fines implemented April 1<sup>st</sup>, 2008, for failure to adhere to this policy.
18. Dryer Venting: Mark Bentz advised he is investigating ventilation options to upgrade the dryer capability required on the Health Floor.
19. Notification of Joint Council Meetings: A letter has been received from a concerned owner who has not received timely notices of upcoming joint council meetings, or minutes of said meetings, as required by the Strata Act. There has been no response from the joint council president to remedy notifying all owners of upcoming joint council meetings and providing minutes of said meetings.
20. AGM Proxy: An owner requested clarification of the individual cost to each owner of the special proxy included in the AGM package.

Motion: to Adjourn the Meeting at 4:30pm by Davies, Approved: Bentz.