

COUNCIL MEETING
Thursday, December 11, 2008, 3pm
1st Floor Conference Room
DRAFT MINUTES

Present: John Davies, President
Mark Bentz, Director
Tony Lum, Vice-President
Guests: Terry Irving, Building Administrator
Peter Morgan, Owner

Meeting called to order by John Davies at 3:20pm. A quorum was present.

Minutes dated December 1, 2008, were approved as presented.

Tony Lum arrived at 3:30pm

1. Financials – Update AR, AP, CRF

The operating budget has been taking a hit this year with all the ongoing repairs, primarily plumbing and HVAC. APPROVED: A special proxy will be prepared to seek owners' permission to replace the water pipes with a system other than the one approved at the last AGM.

November financials were approved as presented.

98% of all the strata fees are received on time. Only 2% of the fees are outstanding. OWNERS ARE REMINDED TO PLEASE PAY ALL FEES ON TIME. A \$50 fine is applied to each account that has an outstanding balance after the 15th of each month. All outstanding balances are subject to interest charges, legal and handling fees. Any payment received will be credited to the fines first then strata fees. Please contact the administration office if you have any questions.

2. Carpet Replacement

We are currently collecting quotes to replace the carpet in the front lobby and elevator lobbies.

3. Lawyer Update – Discussion held “In Camera”.

RESOLVED: to finalize amount owing by Residential to Commercial for our lawyer

4. Correspondence – Facilitech re Cabling to Roof

The Commercial Council is completing a camera project that was planned in 2006 but, subsequently, the Residential section has decided to table their portion of the project. It should be noted that the Joint Council had no opposition to this project when it was approved. We understand that the Residential Section is not interested in funding the roof camera portion of the project. It should be further noted that all camera work that the Commercial Council has undertaken is for the safety and security of the entire building, not just the Commercial Section.

5. Owners Meeting – Update

A huge thank you goes to every owner who attended the Owners' Meeting on Monday, December 8, 2008. Your attendance and fantastic support shown, was very much appreciated by the Commercial Council members. It is important to remember that we are all partners in this building.

To clear up any misunderstanding arising from the very end of the Special Owners Meeting on December 8, 2008, John Davies stated that it was Facilitatech's goal to return to the Commercial Section. It should not have been interpreted that it is the goal of Mr. Davies or Council or any owner in the Commercial Section of LMS1866, but solely the goal of Mr. Bob Adams of Facilitatech. Facilitatech is making the management of the Commercial Section more difficult than it needs to be.

The meeting was adjourned at 4:36pm.