

**COUNCIL MEETING**  
**Thursday, January 15, 2009, 3pm**  
**1<sup>st</sup> Floor Conference Room**  
**DRAFT MINUTES**

Present: John Davies, President  
Mark Bentz, Director  
Tony Lum, Vice-President  
Guests: Terry Irving, Building Administrator  
Peter Morgan, Owner  
Martha Welsh, Owner  
David Benson, Owner  
Sten Hansen, Guest

Meeting called to order by John Davies at 3:05pm. A quorum was present.

**1. Chiller Update**

Sten Hansen, Olympic International, presented an overview of service provided. After extensive discussion, Mr. Hansen agreed to provide quotes to (a) fix the current chiller, and/or (b) replace the current chiller.

**2. Minutes dated December 11, 2008, and January 9, 2009, were approved as presented.**

**3. Financials – Update AR, AP, CRF**

MOTION: to begin monthly “Equal Payment” of Hydro Invoices, the monthly Equal Payment amount is determined by the average of your last 12 months Hydro invoices, plus 5%. Every month you pay the same amount and at the end of 12 months you either get back a credit or pay additional to make up the difference. We will review this Equal Payment in 6 months to make sure Equal Payment is more efficient in managing this repeated Hydro monthly task. APPROVED with review in 6 months to determine any adjustments that may be necessary.

December financials were approved as presented.

**As usual 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 Strata Lot that has an outstanding balance after the 15<sup>th</sup> of each month. All outstanding balances are subject to interest charges, legal and handling fees. Any payment received will be credited to the fines, any other balances then strata fees last. Please contact the administration office if you have any questions.**

**4. Security Update**

(a) Three Commercial security cameras were deliberately tampered with by Howard Burton in September 2008. One Camera was damaged due to this stick attack. Vancouver police have the damaged camera and have opened a case file.

(b) The Commercial Security Cameras in the Lower Main hallway were stolen at 7:12 am on January 8, 2009. Police were called and have opened a case file. Bob Adams of Facilitech Property Management was summoned from the Residential Council Meeting by Vancouver City Police, and was accompanied by Howard Burton. Bob Adams admitted to Vancouver City Police that he hired someone to remove (steal) them. During our investigation, it was

determined that Bob Adams asked Dominic of Altima Janitorial Service to supply him manpower for couple of hours to do a job; the job was to steal Commercial security cameras.

(c) It was noticed on Friday evening, January 9, 2009, that our newly installed water meter had been stolen. When Danny Macapinlac was questioned a few days later, he stated that he was "acting on orders" from Bob Adams, and that Adams had got Trotter & Morton to remove (steal) the Commercial water meter. Police attended and a police report has been filed.

None of these stolen items have been returned up to the Council meeting time. Vancouver Police continue to help us in getting these stolen items back.

(d) Howard Burton, Residential Section, has taken it upon himself to selectively start towing Commercial related vehicles from the access lane behind The Electra. It must be noted that this area does not belong to LMS1866 and Mr. Burton has no jurisdiction over this area. We have sent invoices for costs related to this practice to the Residential Section for reimbursement.

(e) It was also discussed in Council that the company that takes care of Residential security, Shield Security, had their on site personnel break into Commercial property by hacking the Commercial Security computer. The owner of Shield Security was asked for a report on exactly how his staff was able to hack the Commercial security computer system, but as of this meeting, no report has been forthcoming and this matter will be turned over to the Vancouver Police Department and the Attorney General's Ministry, for investigation. The break-and-enter occurred from ~9 pm to ~10:40 pm on December 8, 2008.

Peter Morgan noted that camera approvals were obtained from the Joint Council in 2006, and the Commercial Section went ahead with installation while the Residential Section did not.  
MOTION: to install cameras in the back lane. APPROVED

**5. Legal Update:**

(a) Jamie Bleay, Esquire, the solicitor retained by the Commercial Section to deal with the Residential Section \$58,000 claim, has communicated with Residential lawyer Pat Williams and is awaiting a response. He has also been asked to represent Commercial interests regarding these thousands of dollars of thefts and criminal activities, in a large part attributable to Facilitate Property Management. All costs are to count towards Residential cash claims first.

It is Council's position that there is a serious need for the Commercial Owners to protect our facilities and assets and Mr. Bleay has been directed in that regard. As Council requires further guidance and/or approval from our owners, we will be communicating in the near future.

**6. Heating/Cooling Update**

With a lot of mechanical corrections and programming our heating and cooling systems are working much more efficiently. The computer system is now able to control the opening and closing of the heat and cooling valves accordingly now.

The heating/cooling system is a very expensive state-of-the-art automated system. It was never working properly since it was installed. Due to lack of computer knowledge our heating/cooling system has always been controlled manually by our previous technical employee, Danny Macapinlac, and other contractors. Manually turning the valves on and off or at a level doesn't work because if one is heating and the other one is cooling, can you imagine what our bill looks like when heat/cool at the same time? Problem 1 - the computer controlling system was not

used correctly, problem 2 - the batch of mechanical valves initially installed were bad from the factory's design and material used and, problem 3 - lack of in-house knowledge to understand the heating/cooling system and inability to communicate with the Solution control to address the problem. Now we understand the system and when problems are discovered, they usually get fixed very quickly. We are expecting to have few more mechanical valves to replace and the heating/cooling system will be fully automatic to bring all Commercial owners long lasting savings.

**7. Water Pipes Coating Update**

After further investigation, the money raised at the last AGM for pipe interior plastic coating has been determined to be not practical. The leaks are mainly in the hot water system that serves our 13 common washrooms. Repiping this hot water loop as phase 1 will be a much better value for the long run. Council would like to have your approval to transfer the raised money from plastic coating to repiping.

A proxy form is attached for your approval on transferring the raised money from plastic coating to repiping.

**8. Elevators Update**

Quotes from three elevator maintenance companies were presented. MOVED: Tony Lum to review quotes and report back to council. APPROVED

**9. Correspondence**

Real Estate Council of British Columbia – will investigate our complaint against Facilitatech, letter enclosed.

Derek Norton – Strata Legislation Review

MOTION: to accept correspondence. APPROVED

**10. New Business**

The plant in the large pot at the back of the main lobby is not doing well due to lack of sun light.

MOTION: to remove plant and pot and replace with seating. APPROVED: Peter Morgan to investigate options about plant and report back to council.

The meeting was adjourned at 5:10pm.



**MAN WAS HIRED BY ADAMS TO STEAL COMMERCIAL PROPERTY, SECURITY CAMERAS**



**MAN OPEN MACHINE ROOM AND WAIT FOR DANNY'S HELP TO STEAL THE COMMERCIAL PROPERTY, WATER METER**



**DANNY SHOW UP TO HELP STEAL THE WATER METER ON THE ABOVE DATE AND TIME STAMP.**