

COUNCIL MEETING
Tuesday July 15, 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 SL 317

Meeting called to order at 3:10pm

Minutes dated June 16, 2008, were approved as presented.

1. Complaint re Late Fees – SL454
After extensive discussion, the council denied the request to waive the late fee assessed against the owner of SL 454.
2. Hydro Fees and Energy Wastage Concerns – SL305
The council is in complete agreement with the owner of SL 305 who stated:
“There are too many offices abuse and waste on energy day and night for instance the light is never off 24 hours a day, use high energy products such as a printer or heater or whatever use a lot of hydro non stop, I feel we should save energy together and stop the abuse altogether.”
The council asks that everyone turn off non-essential equipment and lights when they leave at the end of the day.
3. Garden Plaza Discussion – Update
The rotten wood has been removed from the metal fence and a building inspector will be consulted regarding removing or updating the metal fence.
4. HVAC Discussion – major pipe cleaning update
The system is currently polluted, due to a main filter not being replaced for 45 years. The council is working diligently on making the HVAC system more efficient.
5. Steam Discussion - update
The steam has been shut down for two months due to leaking from a faulty part. This part will be replaced soon and should result in significant savings for our steam output.

Tony Lum joined the meeting at 3:35 pm.
6. Chiller Discussion - update
The chiller is still being assessed.
7. Roof Cement Crown Repair - update
The good weather is being wasted by delays caused by Facilitech. The council will send a letter to the Residential Council regarding delays caused by Facilitech.

8. Promote The Electra
The council will be erecting a thin tower on the roof with a scenic camera installed. This will be accessible from our website, theelectra.net.
9. No Trespassing Signs
After extensive discussion, the council will be erecting "No Trespassing" signs on the property.
10. **Contact Requirements.**
It is a legal requirement under the Strata Act for all owners to provide contact information on their units. In order to update the incomplete files received from Facilitatech, all owners are required to submit up-to-date contact information on all their units to the commercial office. Please use the attached Form K and/or Owner's Information forms. Feel free to make as many copies as you need. These updated forms will be available on our website shortly.
11. Financials – Update AR, AP, CRF
June financials were approved as presented.

ALL OWNERS ARE REMINDED TO PLEASE PAY ALL FEES AND SPECIAL ASSESSMENTS ON TIME. There are a number of Special Assessment payments still outstanding. We are a non-profit society and rely on these monies to operate efficiently.

Meeting adjourned at 4:25pm