

**COUNCIL MEETING**  
**Wednesday August, 13, 2008, 3pm, 1<sup>st</sup> Floor Conference Room**  
**DRAFT MINUTES**

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

Meeting called to order at 3:00pm

Minutes dated July 15, 2008, were approved as presented.

1. Facilitech Property Management is being investigated for mismanagement  
Mainland Plumbing Case – Update  
Due to Facilitech's mismanagement of the above project The Electra Commercial section lost over \$25,000. Commercial council took the case to the Real Estate Council of British Columbia last year. Council is pleased to report that the Real Estate Council of British Columbia has accepted our formal complaint regarding Facilitech mismanagement of the Mainland Plumbing case/law suit, copy of letter attached, and we are waiting to hear from the Real Estate Council's solicitors for more information.
2. Financials – Update AR, AP, CRF  
July financials were approved as presented.

Council is currently questioning the legality of unauthorized borrowing by Facilitech of Trust Funds and the validity of their claim for repayment of ~\$58,000, because Council never authorized or approved any borrowing whatsoever.

**98% of all the strata fees are received on time. Only 2% of the fees 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 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 first then strata fees. Please contact the administration office if you have any questions.**

3. Conference Room Bookings  
Owners and Tenants are reminded that the Conference Room on the 1<sup>st</sup> Floor is not to be treated as an extension of your office space and not booked more than two weeks in advance. Thank you for your cooperation.
4. No Trespassing Signs  
No Trespassing signs and chains have been erected around the property and are currently be monitored for effectiveness.
5. Soap Dispensers  
Council is pleased to announce that new, automatic dispensers have been installed in all the commercial washrooms. These will result in better and more cost effective operations.

The Owners, Strata Corporation LMS 1866 Commercial  
PO Box F, 288 - 970 Burrard Street, Vancouver, BC V6Z 2R4  
Tel: 778-282-8800 Fax: 604-628-0747 E-mail: [info@theelectra.net](mailto:info@theelectra.net)

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6. Chiller

Council approved cancellation of the visual inspection contract with Olympic. Visual inspections will be conducted regularly by ourselves and we will be finding a cost-effective contract for servicing the chiller.

Meeting adjourned at 3:55 pm.