

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

Present: John Davies, President
Tony Lum, Vice-President
Mark Bentz, Director
Guests: Owner SL307
Owner SL279
Terry Irving, Building Administrator

Meeting called to order at 3:12pm

Minutes dated August 13, 2008, were approved as presented.

1. Late Fees

Requests were made by two separate owners to have their late fees waived. Both requests were denied by the council.

The Owner of SL279 left the meeting at 3:20pm

2. Financials – Update AR, AP, CRF

August 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.

3. Elevator Service – Contract Renewal

The council is currently entertaining quotes for ongoing service of our elevators. Our current signed contract with Otis Elevator expires February 1, 2009.

4. Insurance Renewal

The Council is pleased to report that our Building Insurance has been renewed and paid on time.

5. Building Windstorm Damage and Repair - Update

The insurance company is sending out a second contractor to provide a quote on fixing the windstorm damage.

6. Lower Main Flood - Update

Most of the damage has been repaired. The contractor will be reviewing final floor cleaning, which was not sufficient, on September 8, 2008. Also the baseboards in the common hallway will be replaced shortly.

7. Building Security – Update

There will be many new security cameras placed in and around our building. This will

increase safety and security in many areas.

8. Tampering With Cameras

The President of the Residential Section, Howard Burton, has been videotaped vandalizing three and damaging two of the security cameras on the lower main level (see attached photos). These attacks will be available on our website (www.theelectra.net). The Commercial Council is currently working with a senior officer of the Vancouver Police Department regarding this and other unacceptable behaviour.

A \$100 service fee is levied each time a camera is attacked. The Commercial Council strongly condemns any and all criminal acts of vandalism to Commercial or any other property. We request that Howard Burton resign from the Residential council voluntarily or that the Residential council remove him.

Security cameras are strategically placed for the safety and security of all owners and tenants. This council is currently investigating the cost of repair/replacement of the damaged cameras.

In response to a question from an owner about storage of the camera data, Council responded that, in addition to secure storage in Vancouver, copies of all video and still pictures are sent simultaneously in real time to an offsite AEBC Data Centre.

9. Sign Rule

Carson, of the Residential council, submitted an email. It was read and addressed accordingly.

10. Crown Roof Repair

The lead engineer will be contacted to ascertain the status of this repair. A new quote is required to get scaffolding up to the roof because the quote received in June 2008 is now out-of-date due to delays caused by Facilitech.

The Owner of SL307 left the meeting at 4:25pm.

Facilitech is costing LMS1866 Commercial and Residential money, as well as losing the good weather, by delaying all summer.

11. Correspondence

A letter was received from Dye & Durham regarding building fire procedures.

Communication dated September 3, 2008, from the Real Estate Council of British Columbia, is enclosed for your information.

12. Attendance

The Council would like to thank all interested owners who take the time to attend these meetings.

The meeting was adjourned at 4:40pm.