

**SPECIAL COUNCIL MEETING**  
**Monday, December 1, 2008**  
**MINUTES**

Present: John Davies, President  
Tony Lum, Vice-President  
Mark Bentz, Director  
Guests: Terry Irving, Building Administrator  
Maria Lowe, Owner SL 407

Meeting was called to order at 3:00pm by John Davies. Quorum was present

1. STEAM Update

Since installing **our own meter** for steam, thousands of dollars in savings have been realized. The Commercial Council has been able to secure a cash refund of \$19,877.58 because we had a leak in one of our heat exchangers a few months ago. Council was satisfied with this amount and motioned to accept it. Many thanks to Tony Lum and Central Steam Heat.

*Maria Lowe left the meeting at 4:30pm.*

2. SHARED INVOICING Update

Multiple requests have been made to Facilitech for access to our bank account, bank statements and supporting documentation for the last fiscal year. Requests have also been made to the Residential Council and its legal representative. The Real Estate Council of British Columbia suggested hiring an arbitrator because arbitration is binding, and also get legal advice. As a last resort, this Council has retained a lawyer who specializes in Strata Law. Tony suggested hiring a mediator for the Joint Council. ACCEPTED to contact John Menendez.

Meeting Adjourned at 5:30pm