

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON MONDAY, NOVEMBER 19, 2012, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM 989 NELSON STREET VANCOUVER, B.C.

PRESENT:

Mr. John Davies	President
Mr. Ray Cousineau	Vice-President
Mr. Gordie Forrest	Director
Mr. Mark Bentz	Director
Alan Davis	On-Site Manager

REGRETS: Mr. Gene Cherneski Director - Resigned

AGENT: Kenneth Bro, Property Manager & Brian Carleton, GM
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The President chaired the meeting and called it to order at 4:06 p.m.

It was **MOVED/SECONDED** to approve the nomination of Mark Bentz to the strata council to fill the vacant space as a Director. **CARRIED**

GUESTS: Mr. Trevor Boudreau was present to update the strata on various quotes to replace exterior landscaping around the strata common area(s). Council considered the options and will put forward recommendations to the owners of the two sections at the upcoming AGM for their consideration. Trevor was given the go ahead to coordinate the replacement of the current irrigation with a drip system.

APPROVAL OF AGENDA

It was **MOVED/SECONDED** to approve the agenda with noted changes and additions. **CARRIED**

APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED** to approve the minutes of the October 22, 2012. **CARRIED**

BUILDING ON-SITE MANAGERS REPORTS

Fire Tests – The testing of LMS 1866 for 2012 is complete with close to 100% compliance.

Fire Pump & Generator – The testing of the systems are complete and repairs needed to the fire pump have been completed.

Water Ingress – RDH has attended to two incidents of water ingress on the SE corner, the ingress is the result of wind driven rain and are typical in their findings and report to the strata. The building committee is scheduling a follow-up meeting with RDH in the near future.

BUSINESS ARISING FROM PREVIOUS MEETING

Depreciation Report

The agent has brought forward four quotes for the strata council to consider, funding will be a line item in the 2013 budgets of the residential and commercial sections with the strata council making final decision after the funding is passed.

RDH Envelope Report

Ray Cousineau has been in contact with RDH on their report; the building committee is planning a meeting at RDH in the coming weeks.

Fin Lights

It was **MOVED/SECONDED** by the strata to have the previous quote updated and plans for a spring replacement program to be planned. The Residential Section will put this on the agenda for the upcoming residential section AGM.

CARRIED

Garbage Contractors

It was **MOVED/SECONDED** to accept the quote from BFI to replace SmithRite as the service provider to the garbage compacter.

CARRIED

Basement Committee

It was **MOVED/SECONDED** to accept the quote from Cummins to do repairs to the fire pump.

CARRIED

Garbage Contractors

The committee is conducting an ongoing investigation and will prepare a report for further discussion by the council.

FINANCIAL REPORT

Operating Statements

There are no operating statements at this time; the commercial and residential sections will be funding operating & CRF account(s) in the near future.

CORRESPONDENCE

Letters Received		Responses Sent
1	One email from a Residential Owner	
2	Strata served legal action	

Council wishes to advise there was a letter from a residential section owner (which has been responded to previously) alleging conflicts of interest between a strata member (his company) and his service on council. There is no conflict of interest by virtue of the fact that his company is listed as a trade on ColyVan Pacific's website as an industry supplier. All trades are invited to advertise their services on ColyVan's website, individual strata corporations choose which trades they enter into contract. Council members are aware of their duty to act for the sole benefit of the ownership and to avoid conflicts of interest. Council members are required to report conflicts when they occur to council, to refrain from discussions and leave the room when the vote occurs.

NEW BUSINESS

Strata Invoicing

Simon, the commercial section bookkeeper, will be redirecting all strata invoices to ColyVan Pacific in the future for payments out of the strata account.

Strata Insurance For 2012-2013

It was **MOVED/SECONDED** to accept the quote from CMW to provide the insurance coverage for the 2012-2013 insurable year.

CARRIED

Strata Meeting Schedule

The agent a schedule of meetings for LMS 1866 for the upcoming year.

ADJOURNMENT

The meeting was adjourned at 5:30 p.m. The next Strata Council meeting scheduled is January 21, 2013, at 4:00 p.m. The December 3 meeting was cancelled, if something comes up that needs attention, the meeting can be put back on the schedule.

Per Kenneth Bro Property Manager, 604-683-8301 Ext. 232 - Email: kbro@colyvanpacific.com

Attention

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the owner's expense and not the Strata Corporation's.

The Electra - LMS 1866

Residential/Commercial/Strata Council Monthly Meeting Schedule 2013

No meetings in April or September, Vacation Months

Strata	January 21, 2013 @ 4:00	
Residential	January 21, 2013 @ 6:30	
Commercial	January 22, 2013 @ 1:00	
Strata	February 25, 2013 @ 4:00	
Residential	February 25, 2013 @ 6:30	
Commercial	February 26, 2013 @ 1:00	
Strata	March 25, 2013 @ 4:00	
Residential	March 25, 2013 @ 6:30	PRE-AGM
Commercial	March 26, 2013 @ 1:00	
Residential	April 15, 2013 @ 6:30	AGM PREP
Strata	May 13, 2013 @ 4:00	
Residential	May 13, 2013 @ 6:30	AGM
Commercial	May 14, 2013 @ 1:00	
Strata	June 17, 2013 @ 4:00	
Residential	June 17, 2013 @ 6:30	Post AGM
Commercial	June 18, 2013 @ 1:00	
Strata	July 22, 2013 @ 4:00	
Residential	July 22, 2013 @ 6:30	
Commercial	July 23, 2013 @ 1:00	
Strata	August 19, 2013 @ 4:00	
Residential	August 19, 2013 @ 6:30	
Commercial	August 20, 2013 @ 1:00	
Residential	September 16, 2013 @ 6:30	
Strata	October 21, 2013 @ 4:00	
Residential	October 21, 2013 @ 6:30	
Commercial	October 22, 2013 @ 1:00	
Strata	November 18, 2013 @ 4:00	
Residential	November 18, 2013 @ 6:30	
Commercial	November 19, 2013 @ 1:00	
Strata	December 9, 2013 @ 4:00	
Residential	December 9, 2013 @ 6:30	
Commercial	December 10, 2013 @ 1:00	