

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON MONDAY, OCTOBER 22, 2012, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM 989 NELSON STREET VANCOUVER, B.C.**

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**PRESENT:** Mr. John Davies President  
Mr. Ray Cousineau Vice-President

**REGRETS:** Alan Davis On-Site Manager  
Mr. Gordie Forrest Director  
Mr. Gene Cherneski Director

**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.

**GUESTS:** Mr. Mehdi Tafti was present at 4:23 and delivered a letter to the strata council with 8 questions that he proceeded to read to the council after which he left the meeting at 4:29. Council has passed the correspondence over to the strata's lawyer who will be advising the strata on how to respond to the questions posed.

**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 August 20, 2012. **CARRIED**

**BUILDING ON-SITE MANAGERS REPORTS**

**Fire Damper** – There is an on-going issue with a fire damper which should be repaired under warranty. Insert action being taken to resolve this.

**Flag Pole** – A 35 foot flag pole, funded by BC Hydro, will soon be installed on the roof of The Electra.

**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 and quotations received and is exploring possible next steps. The building committee is planning a meeting at RDH in the coming weeks.

**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	Quotes from Aqua Coast & MOP for Depreciation Reports	
1	Strata served legal action	
1	1-CMW – email	

## NEW BUSINESS

### Fin Lights

This item was tabled for further discussion.

### Fire Pump

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

**CARRIED**

### Garbage Contractors

The agent will bring forward competitive quotes for further discussion by the council.

### 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.

### Vancouver Fire Department

The on-site manager will be organizing a new lock box for keys that the VFD will need to attend to issues on a call-out. The Fire department responded to an alarm in the early morning hours this past month, caused by a faulty sensor. As such the fire panel could not be reset right away and the elevators were not immediately restored to normal service, as is usually the case. A fire watch was instituted, and elevator #3, which was operable under emergency service, was used to ferry residents to their floors. The sensor was replaced the next day. The (non-resident) onsite manager arrived promptly onsite in the middle of the night, as usual, to ably assist with the matter.

### Landscaping

Trevor B. from the residential section will on the agenda for next months meeting to discuss various options for the landscaping around LMS 1866

## ADJOURNMENT

The meeting was adjourned at 6:03 p.m. The next Strata Council meeting scheduled is November 19, 2012, 03t 4:00 p.m.

### The Strata Council Monthly Meeting Schedule 2012/13:

December 3, January 14, 2013

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.