

Electra

Strata Corporation LMS 1866 – Electra Commercial Section
PO Box F, 228-970 Burrard St., Vancouver, BC, V6Z 2R4
Tel: 778.282.8800; Fax: 604.628.0747; e-mail: Info@TheElectra.net

February 11, 2009

To our friends and neighbours in the Residential Section of The Electra

“We are not your enemy.” That’s how the attached commentary starts, a commentary we wrote specifically for you and your neighbours in the residential part of the Electra about the problems your management company, Facilitech, has been causing your fellow owners in the commercial section of the building, and the costs to you as a result of its presence.

It’s a detailed, damning indictment of a company that your Board keeps hiring to handle your business affairs. Facilitech is obviously angry that the commercial owners fired it in August, 2007 and that we are now successfully running our own affairs. Facilitech has been relentless ever since in causing your commercial neighbours — owners of the building the same as you — grief at every opportunity, through every channel it can muster. The commentary shows you exactly what we mean, and why it’s costing you and your fellow residential owners thousands of dollars.

Why would Facilitech do this? It’s determined to ensure the Commercial Section fails, so it can ‘rescue’ us from ourselves. If it can do that, Facilitech’s business in this building will be secure for decades to come. In such a Facilitech daydream, any time in the future your Board or ours contemplates ridding ourselves of this firm, it’ll be able to point to what happened and say, “Look at the disaster the last time that happened. Better forget it.”

The trouble is, we’ve been successful in running our affairs even in the face of Facilitech’s constant barrage. For the first time in years — yes, in *years* — our bills are being paid on time, our maintenance fees are being collected properly, our employees can be sure when they’ll get paid, and we’ve saved a lot of money in operations as well. All of our owners have repeatedly backed us in what we’re doing.

Facilitech works most of its mischief by using sympathetic members of the Residential Board to influence the levers of the Board’s power. I’m not being critical of your Board; please don’t misunderstand. They’re people just like you, neighbours, ordinary folks volunteering their time to help run the building, same as us. But Facilitech is very, very good at only one thing: keeping everybody thinking we’re the bad guys.

Why? Because if your Board and my Board are at each other’s throats — and, thanks to Facilitech, we are — the Residential Board isn’t thinking about firing Facilitech, even though they have the same good reasons to do so that we did. Attached is a series of photos of your Board President, Howard Burton, attacking the security cameras that watch one of the commercial entrance doors; cameras later removed without our permission, by a Facilitech agent.

Facilitech has its political supporters in the Electra residential area, and it works diligently to maintain them. They’ll talk at your meetings about those nice folks at Facilitech, or they’ll talk about those bad folks in the commercial section of the building. The propaganda is drafted by Facilitech and approved as the minutes of your meetings. Of course, Facilitech has to work pretty hard for even its supporters to overlook its myriad of faults, but so far it’s been successful at that one thing..

We aren’t interested in running Residential, or that we think you should be self-managed, like us. We know it’s up to you what management company you want to run things for you, and it’s yours to decide who represents you on the Board when the Annual General Meeting takes place in a few months. But we need *your* help — whatever you can do — to convince Facilitech and its supporters to stop attacking us, to stop spending so much of your money to do it. You’re the only people who can help; there’s nobody else, no ‘strata police’ we can call to stop the constant pummelling that we describe in the commentary. In the lead-up to the AGM, watch carefully to see who defends Facilitech, and make your choice accordingly.

And please take a few moments to read through the attached commentary, to find out how much punishment we’re taking, and how much it’s costing you to keep Facilitech and its supporters in place. Yes, costing you — and no, we’re not talking about the tens of thousands of dollars you pay them each year. We’re talking about tens of thousands in addition to that. After all, Facilitech doesn’t use its own money to attack us. It uses yours.

Thanks for listening — and for any help you can offer.

John Davies, Board President, Electra Commercial Section

PS: If you’d like to discuss this with me, or ask questions, I’d be pleased to hear from you. My e-mail is: johndavies_electra@shineguard.com If you’d like me to call, include your phone number.