

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, SEPTEMBER 23, 2014, 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. Mark Bentz Director  
Mr. Jason Lehmann Director  
Alan Davis On-Site Manager

**REGRETS:** Mr. Adam Bugden Vice-President

**AGENT:** Wendy McKenzie, Strata Manager  
ColyVan Pacific Real Estate Management Services Ltd.

**CALL TO ORDER**

The Strata Manager called the meeting to order at 4:00 pm.

**APPROVAL OF AGENDA**

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

**CARRIED**

**APPROVAL OF PREVIOUS MEETING MINUTES**

It was **MOVED/SECONDED**; to approve the minutes of the July 15, 2014 meeting as circulated.

**CARRIED**

**ON-SITE MANAGERS REPORT**

- 1) A leak in the dry fire sprinkler system was repaired.

**REVIEW OF ONGOING ISSUES AND INITIATIVES**

**Depreciation Report**

A committee comprised of two Residential and two Commercial representatives has been formed to work through the first draft with the engineering company. A meeting is scheduled for next week.

**Legal action**

The below legal claims are on-going.

- Unit #101 legal action naming the Strata and Commercial Section
- True North Concrete Lifting vs. Owners of Strata Plan LMS 1866 and others
- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866

**ICBC terrazzo tile claim**

The repair quotes were approved by ICBC and the funds have been received. The contractor has been contacted and scheduling is underway.

### **Driveway resurfacing project**

Continual attempts to arrange a site meeting with both resurfacing companies have been unsuccessful. Alternative options for resurfacing the driveway were previously investigated and found to be cost prohibitive. The Strata Manager and Council will continue to arrange a site meeting and to obtain quotes.

### **Fire pump repairs**

A detailed explanation on the necessity of the repairs and a breakdown of the parts and labour were supplied by Cumin's. Council is satisfied with the explanation and quote, therefore it was **MOVED/SECONDED** to proceed with repairs.

**CARRIED**

### **Nelson Street planter**

Council reviewed a proposal to address the empty planters on Nelson Street, which was within budget, effective use of space and visually pleasing. Therefore it was **MOVED/SECONDED** to proceed with the proposal from Tropical Touch Landscaping. The soil and drainage situation will be inspected, planting will proceed in the Spring.

**CARRIED**

## **NEW BUSINESS**

### **Tree & Shrub maintenance**

Council reviewed a report from Bartlett Tree Experts with recommendations for 2015 tree and shrub program. It was **MOVED/SECONDED** to approve the noted recommendations for next year.

**CARRIED**

### **Terrazzo repairs**

In addition to the terrazzo tile damage which was settled with ICBC there are several other areas which require addressing. As repairing the terrazzo is costly Council is exploring other options, such as extending the landscaping. Additional proposals will be investigated for viability and costs.

## **CORRESPONDENCE**

-None received at this time.

## **ADJOURNMENT**

The meeting was adjourned at 5:15 p.m.

The next meeting is scheduled for October 21, 2014 @ 4:00 pm.

### **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.