

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON MONDAY, DECEMBER 3, 2012, AT 3:00 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:

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 3:00 p.m.

GUESTS: None scheduled.

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 November 19, 2012. **CARRIED**

BUILDING ON-SITE MANAGERS REPORTS

Water ingress has been reported from an upper floor suite in the most North-Easterly corner of the unit. RDH was called in to investigate on November 29.

Lower Main hallway painting is well underway and is expected to be completed in a week.

A temperature sensor in the old transformer room was relocated to the new transformer room to more correctly activate the cooling fans.

New Commercial grade LED lights have been purchased for and installed in the Cherry trees on the plaza off of Nelson Street.

A quote was obtained to replace regular fire sprinkler heads on the Lower Main floor with concealed ones to eliminate the danger of knocking off a head when furniture is being moved through the hallway.

It was **MOVED/SECONDED** to approve the quote from Mountain Fire to expend up to \$2,800.00 + taxes to replace regular fire sprinkler heads on the Lower Main floor with concealed ones. **CARRIED**

BUSINESS ARISING FROM PREVIOUS MEETING

RDH Envelope Report

It was **MOVED/SECONDED** by the strata council to hold a townhall meeting of all strata owners on January 28, 2013 and to have invite RDH and the Strata's Lawyer to be present to discuss the upcoming proposed SGM which will include a special levy to move forward with RDH's recommendation of maintenance and renewal program of the strata's curtain wall. **CARRIED**

It was **MOVED/SECONDED** to have ColyVan Pacific to send a notice letter to all strata owners on behalf of the strata to invite all owners to the townhall to be held on January 28, 2013. **CARRIED**

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	Nothing to report	

NEW BUSINESS

No new business was discussed

ADJOURNMENT

The meeting was adjourned at 4:05 p.m. The next Strata Council meeting scheduled is January 21, 2013, at 4:00 p.m.

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	