

THE ELECTRA

**STRATA CORPORATION LMS 1866
COUNCIL MEETING
Thursday, April 2, 2009
MINUTES**

- Present: John Davies, President
Mark Bentz, Director
Evan Sahmet, Director
Karson Tse, Director
- Guests: Terry Irving, Commercial Building Administrator
Bob Adams, Strata Agent for Residential Section
Peter Morgan, Commercial Owner
Ray Cousineau, Residential Owner
Steve Whitaker, Residential Council
Gayle Nesbit, Residential Council
Howard Burton, Residential Council
Armida McDougall, Residential Owner

Meeting called to order at 3:05pm with a quorum present. This meeting is a continuation of the meeting scheduled on March 12, 2009, which was adjourned "sine die".

Evan Sahmet questioned validity of Mark Bentz replacing Tony Lum as Commercial representative. Mark was legally elected at a Special Meeting of the Commercial Council on March 12, 2009.

1. Approve Minutes of Last Meeting - TABLED
2. Windstorm Roof Damage – Mosaic Tile Repair
MOTION: to have Canstar start work to repair the tile on the roof. CARRIED
3. Roof Crown Repair
MOTION: to accept TNC proposal.
Extensive conversation ensued including the following: Evan Sahmet noted that engineer's quotes are required and should have been received by now. Armida McDougall, Residential owner stated that she feels the Residential council members are acting like 12-year-olds and getting nothing done, which is seriously endangering her investment in the Corporation. Bob Adams was asked to collect the 3 quotes from the engineering companies, which Evan wants to review by email then have a telephone conference. A detailed contract is required from TNC. Discussion revolved around the price of engineering quotes.
MOTION: to choose least expensive engineering quote received by Tuesday, April 7, 2009, at 10am. CARRIED
MOTION: to have TNC provide a detailed contract. CARRIED John Davies agreed to notify TNC that a detailed contract is required by next week.
4. Mezzanine Fire Exit Door
The Vancouver Fire Inspector has issued a Notice of Violation for locking the Mezzanine Fire Exit and is issuing a \$200 reinspection fee to the Residential Section every Friday until compliance with fire bylaws is met. Extensive discussion took place, including: Armida

McDougall, Residential owner asking if the Residential Council was nuts because they are ignoring the Fire Inspector; the Commercial representatives reiterated that emergency exits must be unlocked. When questioned by the Chair, Mr. Adams had no documentation with him. It was acknowledged that Howard Burton, Residential President, chose to unilaterally lock the mezzanine emergency exit door, putting all persons at risk.

MOTION: to comply with Fire Inspector's Notice of Violation.

Mr. Sahmet and all of the Residential Council Members made numerous interruptions and were all cautioned by the Chair not to interrupt the meeting.

5. Sump Sewer Outflow Pipe in Main Mechanical Room

This pipe is original to the building (1954) and has ruptured twice, including May, 2008. This was a Joint Council item, paid in full by the Commercial Section, and was a short-term repair. Council needs to collect 3 quotes and replace/repair quickly. Estimated cost is believed to be \$20,000+.

MOTION: to collect 3 quotes. CARRIED Commercial Section will ask plumbing companies for quotes to be tendered before the next meeting.

6. New Business

- Terrazo Stairs: The Terrazo Stairs off the plaza on Nelson Street are crumbling and becoming very unsafe and need to be roped off with yellow tape immediately.

MOTION: to fix stairs and railings as soon as possible. CARRIED The Residential Section will forward the name of a contractor who does this type of work, and who has provided a quote, to the Commercial Section.

- Outside Caulking of Windows: A Residential Council Member presented to Council a matter he described as an emergency item. When the Chair asked a few questions, it was found to be part of our multi-year maintenance plan regarding window caulking. Mr. Burton then interrupted to say it was an emergency and that there had already been \$20,000 worth of damage done. The Chair asked which suite was involved. At that point, Mr. Burton decided he was speaking hypothetically. The Chair decided to table the matter for the new Council after the AGM.

MOTION: to not have Facilitatech Property Management manage any common items.

Residential President Burton was cautioned that he would be removed from the meeting during an outburst in which he was yelling at the Chair and pulling violently on his own ears.

TABLED to next meeting.

- Elafon Mechanical: Letter requesting return of unlawfully removed Commercial meter from mechanical room or payment in lieu of return of meter. The Residential Directors refused to respond to this letter because of the upcoming court case regarding its removal. Extremely rancorous discussion ensued. One Residential Council member wanted to know if anything in the mechanical room, ie: heat exchangers, were ever approved. It was noted that nothing has been approved for the mechanical room. The Commercial Directors agreed that the Commercial Section would pay this request and deduct the cost from the alleged invoice amount owing to the Residential Section.

MOTION: To adjourn meeting at 5:09pm. CARRIED