

The ELECTRA

**STRATA CORPORATION LMS 1866
COUNCIL MEETING
Monday, April 13, 2009
DRAFT MINUTES**

Present: John Davies, President
Mark Bentz, Director
Karson Tse, Director

Guests: Terry Irving, Commercial Building Administrator
Bob Adams, Strata Agent for Residential Section
Tony Lum, Commercial Council Member
Peter Morgan, Commercial Owner
Ray Cousineau, Residential Owner

Meeting called to order at 3:05pm with a quorum present. MOTION by Karson Tse: to have meeting adjourned to next week. DEFEATED.

Bob Adams and Karson Tse left the meeting at 3:10pm. Quorum was still present.

1. REVIEW AND APPROVE STRATA COUNCIL MINUTES OF MEETINGS
MOTION: to approve Draft Minutes of February 19, 2009, meeting. CARRIED.
Draft Minutes of March 12 and April 2, 2009, meetings tabled to next meeting

Peter Morgan left the meeting at 3:12pm

2. REVIEW COPIES OF APPROVALS FOR MECHANICAL ROOM INSTALLATIONS
No documents were presented to the Council. The Residential Director left this meeting at 3:10pm.
3. FIRE INSPECTOR'S NOTICE UPDATE
The Vancouver Fire Inspector has issued a second inspection fee of \$200.00 to the Residential Section. The next step will involve the Fire Chief issuing an Order to open the mezzanine fire escape door. The mezzanine fire escape door will then be opened by the Vancouver Fire Inspector's office.
4. FOB ACCESS REQUESTS
FOB access to all common property is still denied by the Residential Section. The Corporation will be seeking a Court Order to provide access to all common property.
5. MOSAIC TILE UPDATE
The project to repair the mosaic tile on the roof is currently on hold pending a court order to provide access to the roof.
6. TERAZZO SURFACE UPDATE
No update has been presented.

7. **SUMP SEWER OUTFLOW PIPE IN MECHANICAL ROOM UPDATE**
Quotes have been solicited to replace the sump sewer outflow pipe. Also, a study is underway to determine requirement for a new trench.
8. **ROOF CROWN UPDATE**
An engineer must be appointed before the contractor can issue a contract for signature. No quotes from engineers have been presented to Council as carried at the last Council meeting.
9. **FORMAT & FREQUENCY FOR UPCOMING STRATA COUNCIL MEETINGS**
Tabled to the next meeting.
10. **NEW BUSINESS**
No new business was presented.

MOTION: To adjourn meeting until 3pm on April 20, 2009, at 4:10pm. **CARRIED**