

# THE ELECTRA

## **Minutes of the Electra (LMS 1866) Strata Council meeting**

**February 17, 2009 Electra Commercial Boardroom**

### **Strata Council**

**Karson Tse. President.**  
**Evan Sahmet. Vice President**  
**John Davies.**  
**Tony Lum.**

Facilitech Property Management Ltd

Bob Adams, Strata Manager

#### Guests :

Jamie Bleay, Solicitor, Access Law Group, for the Commercial Section  
Howard Burton, President, Residential Council;  
Terry Irving, Building Administrator, Commercial Section  
Peter Morgan, Commercial Owner,  
M Sikorra – Residential Owner  
Steve Whittaker – Residential Council  
Gayle Nesbit – Residential Council

Meeting called to order at 4-35 pm, It was agreed Mr. Sahmet would chair the Meeting.  
A quorum was declared.

Mr. Morgan of the commercial section also claimed chairmanship. He declared the meeting was a resumption and continuation of the May 20, 2008 meeting.

The parties continued to interrupt one another over the issue of chairmanship. When order was restored, Mr. Sahmet explained that this was a duly called Strata Council called by him and that Mr. Morgan should refrain from interrupting the meeting,

Mr. Morgan said the chairmanship was his on the basis of Section 6 (a) of the Electra Bylaws (2003). The section requires that the president and vice-president of the Strata Council be chosen at the first meeting of the Strata Council following an Annual General meeting. The May 20<sup>th</sup> 2008 meeting was adjourned without the election of officers. [The election of officers occurred July 3<sup>rd</sup>, 2008, Tse, President, Sahmet, Vice-President.]

Mr. Morgan said he booked the meeting room and will be chair. Mr. Sahmet continued to try to stick to the Agenda sent out according to the provisions of the Strata Act.

Mr. Sahmet challenged Mr. Morgan's claim that the current meeting was a continuance of the 1<sup>st</sup> Strata Council meeting following the 2008 AGM. Mr. Morgan's recitation of events "Is in grave dispute." Evan said the current meeting was not a resumption of the previous years May 20 meeting. He called the Strata Council meeting and advised Mr. Morgan that he had no standing to call a Strata Council meeting, since only a Strata Council delegate could do so. He also advised that there had been numerous meetings of the Electra Strata Council for 2008 and 2009, and that records existed of these meetings and both the Residential and Commercial representatives had attended.

Mr. Sahmet told Mr. Morgan that he was not the Chair of the current meeting, and that the agenda was to be discussed among the members of the Strata Council. He once again attempted to start the meeting when Mr. Morgan attempted to start another meeting of the Strata Council.

**It was moved by Evan Sahmet seconded by Karson Tse.** That the Strata Council request and demand Peter Morgan's non-involvement in the Strata Council meeting unless the Strata Council requests his further participation and for Mr. Sahmet to chair the Strata Council meeting according to the agenda prepared by Bob Adams, Strata Council property manager.

There were too many interruptions for a vote to be called.

Mr. Morgan introduced Mr. Bleay lawyer for the Commercial section who was present but not previously acknowledged. Mr. Sahmet, asked Mr. Bleay to speak to the matter.

Mr. Bleay, reiterated Mr. Morgan's claim to chairmanship based on Electra Bylaws. He said that the May 20, 2008 session of the meeting had appointed Mr. Morgan as Chair until the choice of president and vice-president was resolved, and that the delegates to that meeting had not completed the meeting. "In the circumstances," he said, "you can't say that you've complied with the Bylaws."

Mr. Sahmet tried to respond but was summarily interrupted.

**On a motion by Evan Sahmet seconded by Karson Tse** that the Executives recognize the July 3, 2008 meeting as a meeting of the Strata Council.

At this point there were too many interruptions to continue with the meeting with any hope of civility and productivity. Mr. Sahmet made a motion to adjourn, seconded by Karson Tse. A vote was called with 2 in favour and 2 abstentions. Motion carried.

The meeting was adjourned at 5:30 pm.