

# THE ELECTRA

**STRATA CORPORATION LMS 1866  
COUNCIL MEETING  
Monday, April 20, 2009  
DRAFT MINUTES**

Present: John Davies, President  
Mark Bentz, Director  
Regrets: Karson Tse, Director  
Evan Sahmet, Director  
Guests: Terry Irving, Commercial Building Administrator  
Tony Lum, Commercial Council Member  
Peter Morgan, Commercial Owner

This second session of April 13, 2009, meeting called to order at 3:05pm with a quorum present.

1. Peter Morgan, Commercial Owner, introduced himself as a guest and facilitator to have both parties work together for the good of The Electra.  
MOTION by John Davies, Seconded by Mark Bentz: to receive information by email from Peter Morgan. CARRIED  
MOTION by John Davies, Seconded by Mark Bentz: that  
- Read Jones Christoffersen be appointed engineer and project manager for The Electra's crown roof repair work per the quote and material circulated and  
- Read Jones Christoffersen work with the construction firm TNC Restoration, as per quote and material previously circulated and  
- Contracts of these two firms be circulated to the commercial and Residential Section representatives as quickly as practical, and signed by signing officers representing the Residential and Commercial sections of the Strata Council or their designates prior to the 2009 AGMs of each Section, and  
- Work orders committing each Section to the payment ratio of approved project costs of 59.15% Residential and 40.85% Commercial, be initiated for convenience by Commercial and approved by Commercial and Residential signing officers prior to the 2009 AGMs of each Section. CARRIED

Peter Morgan left the meeting at 3:15pm

2. REVIEW AND APPROVE STRATA COUNCIL MINUTES OF MEETINGS  
MOTION: to approve Draft Minutes of March 12 and April 2, 2009, meeting. CARRIED
3. REVIEW COPIES OF APPROVALS FOR MECHANICAL ROOM INSTALLATIONS  
Residential Directors did not attend meeting, therefore no documentation was presented.
4. FIRE INSPECTOR'S NOTICE UPDATE  
There has been no further information from the Fire Inspector's Office as of today's meeting.
5. FOB ACCESS REQUESTS UPDATE  
The President of the Strata Council is waiting for a Court Order to allow executive access to

all common area property. All costs regarding this are the responsibility of the Residential Section as access was unilaterally removed by Howard Burton, President of the Residential Section.

6. MOSAIC TILE UPDATE

A Court Order is awaited for access to the job site.

7. TERRAZO SURFACE UPDATE

No update was presented by the Residential Directors

8. SUMP SEWER OUTFLOW PIPE UPDATE

Quotes including galvanized steel pipes are awaited by the Commercial Section

9. ROOF CROWN UPDATE

The Commercial Council originally agreed to accept the least expensive engineer's quote. The following quotes were received: Spratt Shaw Emanuel \$22,000, RKTG \$8,000, and Reed Jones Christoffersen \$14,000. Even though RKTG have been in business 50 years, the Commercial Council agreed to accept Reed Jones Christoffersen in order to have this project move ahead, and have the Residential Council stop delaying tactics.

10. FORMAT & FREQUENCY FOR UPCOMING STRATA COUNCIL MEETINGS UPDATE

TABLED to next meeting

11. NEW BUSINESS

The following MOTIONS were presented:

Motion 1: That Read Jones Christoffersen be appointed engineer and project manager for the Electra's crown roof repair work per the quote circulated, that it work with the construction firm TNC Restoration, as previously accepted by the Strata Council, with contracts to be circulated to the Commercial and Residential section representatives, and signed by signing officers representing the Residential and Commercial sections of the Strata Council or their designates, and work orders committing each section to the payment ratio of approved project costs of 59.15% Residential, 40.85% Commercial, prior to the 2009 AGMs of each section. CARRIED

Motion 2: That TNC is our Crown restoration contractor. CARRIED

Motion 3: To prevent crown repair project over runs and delays that each section shall pay their portion of the cost within 1 week after each stage of the project is completed. CARRIED

Motion 4: To prevent shortage of cash for the crown repair project, each section shall deposit the project amount to a law firm and have the law firm pay each stage as they become completed. CARRIED

Motion 5: To prevent late payment obstruction for this project, if a section failed to pay within 1 week of each completed stage a fine of \$500 per day shall be imposed to the late paying section. CARRIED

Motion 6: To prevent crown repair project delay over 4 months a \$500 per day penalty should be added to both RJC and TNC contracts. CARRIED

Motion 7: To provide efficient access to the building roof residential shall provide self access FOBs to contractors, council members and inspectors. CARRIED

MOTION 8: Be it understood by all owners of LMS1866 that Facilitatech Property Management or Bob Adams, General Manager, do not have a contract with LMS1866 or LMS1866 Commercial. The only contract in effect is with LMS1866 Residential. This being the situation, Facilitatech Property Management and Bob Adams are prohibited from involving themselves in the business affairs of LMS1866 or LMS1866 Commercial. Failure to adhere to this Motion will result in immediate legal action by LMS1866 and LMS1866 Commercial. CARRIED

MOTION 9: To approve the Strata Council of LMS1866 forwarding a formal complaint to the Real Estate Council of British Columbia regarding the behaviour of Mr. Karson Tse, a licenced realtor in the Province of British Columbia. CARRIED

MOTION 10: To approve the Strata Council of LMS1866 forwarding a formal complaint to the Law Society of British Columbia regarding the behaviour of Mr. Evan Sahmet, a member of the Bar in the Province of British Columbia. CARRIED

MOTION 11: To approve the Strata Council of LMS1866 forwarding a formal complaint to the Real Estate Council of British Columbia regarding Mr. Bob Adams of Facilitatech Property Management, a licenced strata agent in the Province of British Columbia. CARRIED

MOTION: To adjourn meeting at 4:00pm. CARRIED