



STRATA CORPORATION
LMS 1866
COUNCIL MEETING
Thursday, July 23rd, 2009
DRAFT MINUTES

Present: John Davies, President
Ray Cousineau, VP
Mark Bentz, Member
Gordie Forrest, Member

1. **Call to order at 6:02 PM** with all parties confirmed having waived notice of meeting.

2. **Approval of previous minutes....** CARRIED

3. **Crown/Roof Parapet Update.**

2nd quadrant completed. Scaffolding will be moved to 3rd quadrant soon. This project is well underway, on schedule and on budget. Council is receiving weekly reports from the engineer supervising the project.

4. **Parking**, back lane, designated spot in Electric Avenue.

The matter of commercial owners parking in the designated Electra parking spot in the Electric Avenue building was raised by some residential owners. Commercial stated that the spot was designated for LMS 1866 which includes both residential and commercial. Further discussion on this issue will be required by residential council. It was agreed that parking in the front drive-thru will be allowed for trades working on the building with the permission of the on-site building manager. Spaces must be left for regular building activities. This measure will allow trades to efficiently service the building and help to keep our costs under control. The agreement with West Coast and Drake towing was discussed and requires further discussion by both sections.

Note to owners/residents: The laneway in the back of the Electra is Electric Avenue property, and BC Hydro own the Right of Way. Parking lines have been added by Electric Avenue. Please park accordingly. Under no circumstances is anyone authorised to tow vehicles from this lane on behalf of the corporation or either section of the corporation.

5. **Outstanding accounts between commercial and residential sections;**

The strata council formed a committee consisting of the council plus Ed Pereira of residential council to review and settle the outstanding accounts. After discussion and a line-by-line review of the outstanding accounts, the accounts were settled, subject to final review of the invoices and approval of certain items(non-shared expenses) by residential section council.

Commercial section have agreed to pay the entire amounts of approx. \$58K from the original period, during which time there was also an outstanding amount owing to commercial of \$23,808.58 according to financial reports. Various charges, including many small general maintenance issues, as well as the 40% of 2 years revenue from BC Hydro (historically shared on a 60/40 basis), which was withheld from Commercial

Section by Residential Section, and also some invoices for the crown repair that are already accounted for in the special projects fund bring the total balance to a net amount owing to Commercial of \$ 23,962.31. This brings the accounts completely up to date as of July 3rd, 2009.

All parties agreed that this was an equitable settlement of a long outstanding and aggravating issue.

6. BC Hydro

As the file is being reviewed the discussion was TABLED

7. Movie shoot

A movie company is interested in using the Electra for a movie shoot in the fall. The strata corporation re-arranged the work schedule for the crown in order to ensure that the South side of the building will be free of scaffolding at that time.

8. Intra-meeting motions

- a. A commercial owner wishes to re-open the **service elevator shaft** going from the LM level to the sub-basement. with engineering review, city permits, oversight, etc and work at his cost, therefore a **Motion** to approve the re-opening the service elevator shaft.. CARRIED
- b. **Motion** to proceed with **Terrazzo repairs** on the front walkway in the estimated amount of \$10K. CARRIED
- c. The **Fire pump** system was inspected by the contractor in June, 2009. The contractor suggested complete replacement of the engine at approx \$60K. Therefore a **Motion** to have the Fire pump engine inspected by the engine manufacturer at an estimated cost of less than \$1K. CARRIED
- d. The **City of Vancouver** requested on very short notice (8 days) to have permission from Strata Corp. LMS 1866 to **temporarily install communications antenna on the roof** to provide security for the city of lights events with all insurances, approvals and permits in place, therefore it was **Motioned** to provide such permission CARRIED

There being no further business a **motion to adjourn** was passed at 6:47PM.
Next Meeting: TBA.