

ELECTRA . LMS 1866. FIRST JOINT COUNCILMEETING OF NEW COUNCIL. MAY 28 2009.
(Draft)

Present: John Davis
Mark Bentz
Gordie Forrest

Guests: Gail Nesbit
Tony Lum
Commercial owner.

Regrets: Ray Cousineau

Meeting was called to order at 12 noon with a quorum present.

There was no approval of previous minutes.

First order of business, election of officers:

Moved & seconded to elect John Davis President. Carried unanimously.

Moved & seconded to elect Ray Cousineau Vice President. Carried unanimously.

Moved & seconded to elect Mark Bentz Treasurer. Carried unanimously.

After discussion it was decided to leave the position of secretary open for the present.

New business:

1/ Front stairs. The repair of the outside front and side stairs and sidewalk has been approved by both commercial and residential sections. Facilitatech has two quotes to perform the work. Gordie will follow up to ensure the project moves ahead. In the interim, if work does not start immediately, the dangerous areas must be fenced off to avoid liability.

2/ DDC system. Gordie questioned Tony Lum regarding the set points and diagrams of the system and Tony stated that a copy of both the set point settings and the ladder diagram were in the residential office. Discussion ensued regarding how to get the system operating correctly and Tony made a proposal to use his own forces to repair and/or replace the cables that are the source of the problem. Cost if this was estimated at \$2000. This would be a shared expense. Gordie will present this proposal to the residential section at the next meeting for their consideration.

3/ \$58,000 owing to residential. Various offsetting expenses were presented by the commercial section. Among which were \$7,800 to install a new water meter and. Also

discussed was the fact that the Hydro microwave dish and equipment are completely contained within the boundaries of commercial common area, and that any revenue forthcoming from Hydro is solely owned by the commercial section. Plans of the area were produced which showed Commercial Common Area delineated around the Hydro equipment. John Davies requested credit for 5 years income. 3 years at 60% (before they self managed) and 2 years at 100%. Commercial will assume the contract with Hydro in the future. Gordie will present the forgoing to the residential council at the next meeting.

4/ Security system & procedures. Residential has 2 FOBs for the commercial areas. Only one FOB has complete access to all areas. The other one is restricted from the retail area. After discussion it was recommended that residential give the security guard on duty a FOB in order that they have complete access in case of emergency. When no security guard is on duty the FOB should be in a secure lock box in the lobby area.

5/ Camera locations. The only commercial cameras on joint common property are on the LM floor. All others are in commercial common areas only. Commercial has given notice that they are installing 13 more cameras, 2 in the back lane and 11 on the outside of the building located on Burrard, Nelson and Hornby.

6/ Commercial has advised that there are FOB readers on joint common property to access commercial doors. They request the residential council acknowledge and approve their location.

7/ Lower level wall maintenance. The tiles in the lane are in danger of becoming detached from the substrate and commercial requests we explore ways to mitigate the damage before it becomes a major expense. Also discussed were the corners of the front planters where the tile is being damaged by traffic. Gordie proposed installing a heavy gauge stainless steel corner to protect the tile from further damage. The cladding at the bases of the front columns is also rusting and a way to repair/cover them should be explored.

8/ John Davis requested that we jointly explore ways to utilise underused areas of the building for our common good. An example is the Titanic room where redundant equipment takes up a large area that could be walled off and rented out. Residential council to advise their position on this.

Motion to adjourn an 1.45 pm. Carried.