

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, JANUARY 20, 2015, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.

PRESENT:

Mr. John Davies	President
Mr. Adam Bugden	Vice-President
Mr. Mark Bentz	Director
Mr. Jason Lehmann	Director
Alan Davis	On-Site Manager

AGENT: Wendy McKenzie, Strata Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The Strata Manager called the meeting to order at 4:00 pm.

APPROVAL OF AGENDA

It was **MOVED/SECONDED**; to approve the agenda with noted changes/additions.

CARRIED

APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED**; to approve the minutes of the November 18, 2014 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

- 1) The building wide annual inspection of alarm and firefighting equipment was completed on Monday December 15 and resulted in the smallest number of deficiencies since I have been at The Electra.
- 2) The installation of the equipment for monitoring the high water level in the sump has been completed and tested
- 3) The repairs and annual service of the fire pump and the semi-annual service of the generator have been completed with no deficiencies.
- 4) The colour of glass that is on the outside of the building is no longer available anywhere in North America as the manufacturer has ceased production. Our only hope is to find someone with a stockpile of it. I have a glass company continuing to try to source it.
- 5) The reduced pressure valve in the room with the water supply that feeds that cooling towers has been repaired and is no longer leaking.
- 6) The garbage compactor had a small repair done to it. A misaligned limit switch was preventing it from shutting down after completing the compacting cycle.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

The committee has met with RDH Engineering and reported to Council. RDH is awaiting feedback from the Strata before finalizing the report.

Legal action

The below legal claims are on-going.

- Unit #101 legal action naming the Strata and Commercial Section
- True North Concrete Lifting vs. Owners of Strata Plan LMS 1866 and others
- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866

Driveway resurfacing project

A proposal from a landscape architect to provide a project scope, render drawings, obtain permits, project management, etc. was received by the Electra Strata Council. It was noted the Commercial Section requires additional clarification on the proposal before they can vote. The Strata Manager will forward the required information.

Sump pump monitoring

This project has been completed.

Commercial elevator emergency power

ThyssenKrupp Elevators sent a specialist to investigate an issue with the elevators not functioning on emergency power. Following some minor re-wiring this issue was resolved.

NEW BUSINESS

Building re-key

It was reported a Strata contractor lost custody of the building interior grand master keys. As a matter of building security and with an abundance of caution it was suggested that the building be re-keyed. An extensive discussion ensued, which cumulated in a non-unanimous vote. It was **MOVED/SECONDED** to proceed with filing of an insurance claim to re-key the building.

CARRIED

Residents will be notified when the re-keying is scheduled.

Restoration services

Effective January 1, 2015 Phoenix Restorations will be contracted for the Strata's restoration requirements.

Composting of food scraps

The City of Vancouver requirement for Residential towers to divert food scraps and other organic items from the land fill into a composting program is now in effect. Strata's will have until July 1st to implement the composting program.

The waste management contractor has been contacted, a contract, bins and notices will be forthcoming.

On-site job position re-structuring

Council is investigating options to better utilize the skills of the on-site management and administration staff. It was **MOVED/SECONDED** to engage a Human Resources consultant to review the Council's objectives and formulate a detailed working plan to implement.

CARRIED

CORRESPONDENCE

- None received at this time.

ADJOURNMENT

The meeting was adjourned at 5:40 p.m.

The next meeting is scheduled for February 17, 2015 @ 4:00 pm.

Attention

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the owner's expense and not the Strata Corporation's.