

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, FEBRUARY 17, 2015, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.**

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**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 4:05pm.

**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 January 20, 2015 meeting as circulated.

**CARRIED**

**ON-SITE MANAGERS REPORT**

- 1) Terrazzo tile repairs will be scheduled for March.
- 2) The area surrounding the roof top cooling tower require epoxy painting and drainage maintenance. Quotes will be obtained.

**REVIEW OF ONGOING ISSUES AND INITIATIVES**

**Depreciation Report**

The committee is engaging in on-going discussions with several engineering companies and specialized contractors.

**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. has been received and reviewed by the Commercial and Residential Sections. The next step is a meeting next week with the City Heritage Dept. to ascertain what parameters the Strata will be required to work within.

### **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 passed at the Jan. 20<sup>th</sup> Strata Council meeting to have the building be re-keyed. An insurance claim has been filed; all costs will be subrogated against the contractor.

Owners that require new keys will receive notification via mail regarding the dates and logistics of the re-key. Notices will also be posted in the building.

### **On-site job position re-structuring**

Further investigation and development has been completed with the on-site services re-structuring. A meeting with the HR Consultant has been scheduled for this week.

## **NEW BUSINESS**

### **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.

The waste management contractor has provided a contract proposal with cost saving incentives. The next step in implementation is to determine where the compost bin will be placed, as space is restrictive.

### **Strata bylaws & governance**

Council had a productive discussion regarding a review of the Strata bylaws and governance procedures.

### **Building envelope maintenance**

-It was noted that the building eyebrows require cleaning; a quote will be obtained from the window cleaner contractor.

## **CORRESPONDENCE**

- None received at this time.

## **ADJOURNMENT**

The meeting was adjourned at 5:10 p.m.

The next meeting is scheduled for March 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.