

**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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<b>PRESENT:</b>	Mr. John Davies Mr. Adam Bugden Mr. Mark Bentz	President Vice-President Director
<b>REGRETS:</b>	Mr. Jason Lehmann	Director
<b>SITE MANAGER:</b>	Mr. Alan Davis	Site Manager
<b>AGENT:</b>	Wendy McKenzie ColyVan Pacific Real Estate Management Services Ltd.	Strata Manager
<b>GUESTS:</b>	Mr. Hesham Ibrahim	Residential Council Member

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**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 February 17, 2015 meeting as circulated.

**CARRIED**

**ON-SITE MANAGERS REPORT**

- 1) The irrigation system has been activated for the season; there were no leaks.

**REVIEW OF ONGOING ISSUES AND INITIATIVES**

**Depreciation Report**

The committee has scheduled a meeting for March 25<sup>th</sup> to conclude findings.

**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. A segment of this claim has been settled; the Strata was refunded 80% of the insurance deductible previously paid.
- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866

### **Driveway resurfacing & terrazzo tile reconfiguring projects**

A meeting was undertaken with the City Heritage Dept. regarding implementation of a new driveway surface and reconfiguring the broken terrazzo tile area surrounding the trees. The following requirements are required;

- 1) Heritage consultant proposal
- 2) Topographical survey
- 3) Structural engineer report to determine situation under the driveway

Council will move forward to obtain quotes on the costs involved to obtain these reports.

### **Building re-key**

The scheduled dates for key pick-ups have been completed; re-keying of the rooms will commence this week. Notices will be posted on the individual doors when they are completed. Residents who have not picked up their new keys must contact the site office.

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

Further investigation and development has been completed with the on-site services re-structuring. A meeting with staff and the HR Consultant has been scheduled for March 30<sup>th</sup>.

### **Composting of food scraps**

The dimensions for the composting bin has been received and will take up the space of three recycling bins. Once the composting is underway the frequency of the recycling pick-up may have to be increased. Information regarding the composting implementation will be forwarded with the AGM packages and posted in the building.

## **NEW BUSINESS**

### **Strata budget**

A Strata budget will be prepared and presented for approval at the Residential and Commercial Section Annual General Meetings.

### **Exterior landscaping**

It was noted that the exterior landscaping could be brought to a higher visually higher level. A Residential Council Member has volunteered to obtain proposals to plant flowers and improve the landscaping in general.

### **Domestic Water Booster package installation**

A BC Hydro rebate of \$18,308.00 was received for the May 2014 installation of the booster pump.

## **CORRESPONDENCE**

- None received at this time.

## **ADJOURNMENT**

The meeting was adjourned at 5:05 p.m.

The next meeting is scheduled for April 21, 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.