

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, APRIL 21, 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
SITE MANAGER:	Mr. Alan Davis	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 March 17, 2015 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

- 1) RDH Engineering was on-site April 1st to continue their documentation of the ongoing leaks in the building envelope, coming through unit windows.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

The committee's comments and suggestions are currently being compiled in order to send them to RDH for consideration.

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

No report at this time.

Building re-key

The building rekeying will be completed shortly. Once completed all invoices will be submitted to the insurance adjustor.

On-site job position re-structuring

The site staff and Strata Manager had a productive session with an HR consultant; resulting in redefined on-site personnel roles which will better serve the entire Strata. A follow-up report was obtained and reviewed by Council. Contracts for the site personnel will be drafted and implemented after approval at the Annual General meetings.

Composting of food scraps

The BFI organic waste contract was reviewed by Council; it was **MOVED/SECONDED** to proceed with implementation as of June.

CARRIED

NEW BUSINESS

Strata budget

A discussion was undertaken regarding the proper steps in implementing Strata protocols. The new Council will be tasked with obtaining legislatively current bylaws, planning a 2016 Annual General Meeting and preparing a Strata budget.

Office upgrade

To better facilitate the on-site personnel upgrades to the office were proposed; the existing limited office furniture, carpet and painting. Two quotes were reviewed, it was **MOVED/SECONDED** to proceed with the most economical quote.

CARRIED

Exterior landscaping

Investigation is well underway in reviewing the overall exterior landscaping and contract services provided. It was **MOVED/SECONDED** to proceed with planting a minimal selection of colourful plantings this season; with long range planning for next year.

CARRIED

Strata tax filing

Council reviewed a proposal from Dong Russell to prepare the 2014/2015 fiscal year tax filing; it was **MOVED/SECONDED** to proceed.

CARRIED

CORRESPONDENCE

- None received at this time.

ADJOURNMENT

The meeting was adjourned at 4:50 p.m.

The next meeting is scheduled for May 19, 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.