

**The Owners' Strata Corporation LMS 1866 Commercial**

288-970 Burrard Street, Vancouver, BC V6Z 2R4

**COMMERCIAL COUNCIL MEETING JUNE 23rd, 2010 - DRAFT MINUTES**

**Present:** John Davies, President  
Keith Hyde, Director  
Mark Bentz, Vice-President

**Guests:** Peter Morgan  
Alan Davis, Building Manager  
Simon Chan  
Tony Lum

Meeting was called to order at 11:07 A.M by John Davies. Quorum was present

1. Peter Morgan assisted in guiding the Board through the transitional Board meeting as it has special requirements under the new Bylaws:

- approve AGM minutes - done
- Appointed Peter M. chair - done
- All exec. & dir. resigned - done
- Election of all officers - done (see above)
- Keith accepted the position of Privacy Officer
- John and Mark appointed as delegates to the Strata Council
- Keith and David appointed as their alternate delegates to the Strata Council
- Peter passed the chair to John

2. The Owner of unit 237 wrote a letter to the board which Peter M. read into the minutes RE: fine for his tenant over inappropriate behaviour during the AGM. The owner asked, as this tenant rents from 2 owners, that the fine be levied proportionately based on the unit entitlements. The board agreed to reissue the fine accordingly.
3. The tenant in 995 Hornby requested that the board review the fines that have been levied against the unit.
4. Motion to go in camera under Bylaw 34 (e .iv) Financial, personnel or contractual by John Davies, seconded by Keith Hyde.

In camera meeting started 11:30 AM

5. In camera meeting ended 11:50 AM

As a result of the in-camera meeting, the Board believed the circumstances were unique and decided to suspend the fines against the owner of 995 Hornby for a period of one year providing there are no further infractions, and repeal them if so at that time However the cost of repainting the retail hallway door is to be paid immediately.

6. Financials: The recent financials were discussed. David agreed to meet with the accountant to get clarification regarding a couple of items. The May 2010 financials were tabled pending clarification of these line items and April financials.
7. Management duties and reporting. The board discussed with Alan Davis that his office assistant Luc was going to be providing more hours for Commercial matters. It was suggested that an Excel spreadsheet be used to track each day, week, and month's activities and how the Commercial/Residential allocation is working out.
8. Installation of new entry doors 970 Burrard – Contractor to be contacted RE: completion date

Meeting adjourned at 1:47 PM