

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, OCTOBER 27, 2015, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM, 989 NELSON STREET, VANCOUVER, B.C.

PRESENT:	Mr. John Davies	President
	Mr. Jason Lehmann	Director
	Mr. Mark Bentz	Director
REGRETS:	Mr. Adam Bugden	Vice-President
SITE PERSONNEL:	Mr. Alan Davis	Operations Manager
GUEST:	Mr. Hesham Ibrahim	Residential Section Council
AGENT:	Wendy McKenzie	Strata Manager
	ColyVan Pacific Real Estate Management Services Ltd.	

CALL TO ORDER

The Strata Manager called the meeting to order at 4:05 pm.

GUEST

Hesham Ibrahim participated in the meeting on behalf of the Residential Council and the Depreciation Report Committee.

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 September 22, 2015 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

Heritage Tour

The Electra was added to the list of the Vancouver Heritage Foundation Mid-Century Modern House Tour on September 26th. The tour was hugely successful with large crowds attending. The Foundation did an excellent job of organizing and providing volunteers

Filming

The Television series "Legends of Tomorrow" filmed part of an episode in The Electra the week of October 5th to 9th. Everything went very well and as usual I did not receive a single complaint

Window Washing

Window washing was completed on October 17. No deficiencies reported

Fire Pump

The fire pump is due to have its annual service in November

Compactor

The service company for the compactor had to be called when the ram that pushes the garbage into the container got jammed in the out position and the pump would not shut off. It turned out some hard cover books were jamming it. The service company is recommending a preventative maintenance be done on the machinery. Also, the seal between the machinery and the garbage area is broken and needs to be replaced

Organic Bins

The large metal organics bin has been replaced with smaller plastic tote with liners. There has been a huge reduction in the smell in the room

Laneway Camera

The Residential laneway camera has been replaced with a newer and better model. I can now see people and other objects at night instead of just shadows,

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

BC Building Sciences has commenced their investigation and report on the building envelope status. This report will provide a clearer picture of the alternate approach and costing for the building envelope, this then can be incorporated in the Depreciation Report.

Legal action

The following legal civil claims naming the Strata have been received and forwarded to the Strata insurance provider;

- AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866. On-going.
- Residential Section Strata lot 43 has filed a civil claim naming Strata Plan LMS 1866. On-going.

Driveway resurfacing & terrazzo tile reconfiguring projects

Several options from two contractors to address the driveway resurfacing were reviewed. Council is awaiting the engineer's report on the driveway and the space below the driveway before proceeding.

Site Office remodel

As approved in the Residential & Commercial section budgets the site office is being upgraded. Carpet has been installed, painting is underway and new furniture has been ordered.

NEW BUSINESS

Building drawings and blueprints

Council reviewed a quote to have the Strata's numerous drawings and blueprints digitized and indexed. As these drawing are of utmost importance it was **MOVED/SECONDED** to proceed with digitization.

CARRIED

Laneway lighting upgrade

It was noted that upgrading to energy efficient lighting in the laneway will save funds and provide better visibility. A quote will be obtained to replace the ten laneway lights to an energy efficient lighting product.

CORRESPONDENCE

-None received at this time.

ADJOURNMENT

The meeting was adjourned at 5:09 p.m.

The next meeting is scheduled for November 24, 2015 at 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.