

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, NOVEMBER 18, 2014, AT 1:00 P.M., AT THE
ELECTRA COMMERCIAL BOARDROOM, VANCOUVER, B.C.**

PRESENT: Mr John Davies President
Mr Keith Hyde Vice-President
Mr Mark Bentz Director
Mr Alan Davis On-Site Manager

REGRETS: Ms Amanda Lu Treasurer

AGENT: Ms Wendy McKenzie, Strata Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The Strata Manager called the meeting to order at 1:10 p.m.

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 October 21, 2014 as circulated.

CARRIED

ON-SITE MANAGER'S REPORT:

- The steam heat was turned on for the winter on October 27th.
- Paper recycling boxes have been placed under the 1st & 2nd floor mailboxes for junk mail disposal.
- There was a problem with the heating valve for the SE corner of the first floor. Control Solutions was able to diagnose the problem for me and it is now functioning properly
- The Enterphone was vandalized by someone carving a "Tag" into the paint on the front of it. It was painted over immediately even though the temperature was not appropriate, as if left other "tags" would appear. When the temperature is conducive to painting it will be repainted.
- A hot water line has been installed into the Commercial loading bay so it is now possible to have anything from cold to hot coming out of the hose. This will make cleaning the glass awnings much easier.
- A ducting issue causing cooking smells to enter a Commercial unit from a Residential unit is on-going; the ducting company is looking at other options.

FINANCIAL REPORT

Operating Statements

Continued issues with the reconciliation of the financial statements prior to September 1st have made it difficult to ascertain a correct start point for ColyVan accounting. A thorough review of all aspects of the financial statements and bank reconciliations from April 2014 are underway. Once the financial statements are reconciled they will be compliant.

At this time an accurate set of financial statements were not available; the bank balances and the arrears statements were reviewed.

Owners are asked to bring their accounts up to date as soon as possible. If you have any questions concerning your account please contact Susan Marvel at 604-683-8399 ext: 1114.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Unit #101 legal action

Proceeding.

Exterior signage

Communication has been forwarded to the owner whose tenant currently has exterior signage to ascertain their interest in the proposed upgrades.

The sign contractor has will be directed to prepare financial options for the new signage.

Burrard Street sidewalk

The City of Vancouver has completed their review regarding the Strata's request to widen the Burrard Street sidewalk bordering the Commercial Section. They will not widen the sidewalk as the tree roots would be damaged. They will however look at cementing in the concrete pavers that are currently adjacent to the sidewalk in the New Year.

NEW BUSINESS

Construction noise

Numerous complaints were received from the Commercial and Residential Section regarding after hours renovation construction noise. As the contractors were given prior notification of the acceptable hours to perform construction work it was **MOVED/SECONDED** to levy a bylaw infraction fine to the unit.

CARRIED

Smoking on common property

The Site Manager and the Security personal continually site incidents of residents/visitors smoking on common property. Owners are reminded that there is a bylaw stating there is no smoking anywhere on common property.

STRATA BUISNESS

Notice of Civil Claims

The following legal civil claims naming the Strata have been received and forwarded to the Strata insurer; there is no update at this time.

- 1) True North Concrete Lifting vs. Owners of Strata Plan LMS 1866 and others
- 2) AE Electronics Corp. and AEBC Internet Corp. vs. Owners of Strata Plan LMS 1866

Depreciation Report

The committee has scheduled a meeting with RDH Engineering for next week to discuss their findings.

Driveway replacement & Exterior terrazzo tile repairs

These items will be reviewed at the Strata meeting today.

Strata Insurance

The CMW Insurance renewal proposal was reviewed by the Strata Sections. The Commercial Section **MOVED/SECONDED** to approve borrowing the funds for payment from the CRF to be paid back in monthly instalments if adequate funds are not available in the operating account.

CARRIED

CORRESPONDENCE

-None received at this time.

ADJOURNMENT

The meeting was adjourned at 2:40 p.m.

The next meeting is scheduled for Tuesday, January 20, 2015 @1:00 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.