

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, JUNE 23, 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                                      | President      |
|                      | Mr. Mark Bentz                                       | Director       |
|                      | Mr. Jason Lehmann                                    | Director       |
| <b>REGRETS:</b>      | Mr. Adam Bugden                                      | Vice-President |
| <b>SITE MANAGER:</b> | Mr. Alan Davis                                       | Site Manager   |
| <b>AGENT:</b>        | Wendy McKenzie                                       | Strata Manager |
|                      | ColyVan Pacific Real Estate Management Services Ltd. |                |

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**CALL TO ORDER**

The Strata Manager called the meeting to order at 4:00 pm.

**ELECTION OF OFFICERS**

It was **MOVED/SECONDED**; that the following Council positions were elected;

|               |                |
|---------------|----------------|
| John Davies   | President      |
| Adam Bugden   | Vice-President |
| Jason Lehmann | Treasurer      |
| Mark Bentz    | Director       |

**CARRIED**

**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 April 21, 2015 meeting as circulated.

**CARRIED**

**ON-SITE MANAGERS REPORT**

- 1) The building emergency generator had its annual service and full load test, no deficiencies were found.
- 2) The annual pressure washing of the exterior plaza and sidewalk areas has been completed.
- 3) Extreme Glass will be replacing broken vent hinges in several units.
- 4) Several incidents with the domestic cold water pumps have been addressed which was the result of a wiring issue on the control panel.

## REVIEW OF ONGOING ISSUES AND INITIATIVES

### Depreciation Report

RDH Engineering has responded to the committees' queries and suggestions. The committee will review the information and respond to RDH to finalize the report.

### Legal action

The below legal claims are on-going.

- Unit #101 legal action naming the Strata and Commercial Section: A settlement was reached by the Strata's insurance company; the exact amount can be given to any owner upon request.

It was **MOVED/SECONDED** to approve the settlement amount.

**CARRIED**

- 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

- Residential Section Strata lot 43 has filed a civil claim naming Strata Plan LMS 1866, which was received on May 28, 2015.

### Driveway resurfacing & terrazzo tile reconfiguring projects

The tile repairs from the ICBC claim have been scheduled for mid to late August.

To ascertain the any possible limitations the City Heritage requirements for the driveway and terrazzo tile reconfiguration projects will be reviewed with a professional.

### On-site job position re-structuring

The redefined on-site personnel roles were approved at the Residential and Commercial annual general meetings. Following the final review and approval of the contracts the new system will be implemented.

### Composting of food scraps

The organic food waste bin has arrived; signage will be posted above the bin.

## NEW BUSINESS

### Building maintenance items

-Rooftop concrete band cleaning: Council reviewed a quote from All West Facility Services to scrub and lightly pressure wash the top side of concrete band around entire rooftop. It was **MOVED/SECONDED** to proceed with this project prior to the next scheduled window washing.

**CARRIED**

-Security camera: A quote to replace the back lane security camera with an upgraded version for better visibility was reviewed; it was **MOVED/SECONDED** to approve purchase.

**CARRIED**

-Fuel tank polishing: As per the national fire code, it was **MOVED/SECONDED** to proceed with the annual fuel tank polishing.

**CARRIED**

-Organic waste bin cleaning: A quote to clean the new organic waste, composting, bin was reviewed. Clarification on services are required before approval can be made.

### Mobility challenged parking spaces

As brought forth at the Residential annual general meeting Electra doesn't have an allocated mobility challenged parking space. This issue will be reviewed with the driveway resurfacing project.

## **CORRESPONDENCE**

- None received at this time.

## **ADJOURNMENT**

The meeting was adjourned at 5:22 p.m.

The next meeting is scheduled for July 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.