

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, HELD ON TUESDAY, FEBRUARY 18, 2014, 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
Alan Davis	On-Site Manager

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

CALL TO ORDER

The Council President, John Davies called the meeting to order at 4:04 pm.

ELECTION OF VICE-PRESIDENT

It was **MOVED/SECONDED**; to approve the election of Adam Bugden to fill the Vice-President Council position.

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 January 21, 2014 meeting as circulated.

CARRIED

ON-SITE MANAGERS REPORT

A formal report was not received for the meeting; items pertaining to the Site Manager were discussed throughout the meeting.

COMITTEE REPORTS

Nothing to report at this time.

REVIEW OF ONGOING ISSUES AND INITIATIVES

Depreciation Report

RDH Engineering has confirmed the Depreciation Report will be available for the Annual General Meeting.

Legal action

Unit #101 legal action naming the Strata and Commercial Section – There was no update available at this time. It was noted that the Strata insurance is handling the claim, including costs.

Emergency power for a commercial elevator

No update at this time; the Site Manager will obtain quotes from Mott Electric and Houle Electric for review at the next meeting.

Booster package upgrade

Elafon Mechanical has confirmed the parts will be received by mid-March.

ICBC terrazzo tile claim

Awaiting second quote to satisfy ICBC requirements; once received information will be forwarded.

Landscaping membrane issue

A re-occurring landscaping planter membrane leak into the residential gym and common hallway was discussed. Once the irrigation system is turned back on the leak will recommence. The Strata Manager will obtain a secondary quote to address repairs of the membrane.

Maintenance items

- Updated parking signs: A quote was reviewed; Jason will undertake obtaining a quote for graphically enhanced signage.
- Increasing the emergency key storage tube lock size for the Fire Dept.: It was **MOVED/SECONDED**; to approve Action Lock's quote to install a larger key storage tube lock. **CARRIED**
- New building numbers & letters: Materials obtained, installation weather dependant.
- Water station fence & gate installation: A quote was reviewed and found cost prohibitive; the Strata's handyman service provider will be approached to provide a quote.

NEW BUSINESS

Emergency elevator signage

Council reviewed proofs for three signs for firefighter emergency protocol assistance; it was **MOVED/SECONDED**; to proceed with the purchase and installation of the signage.

CARRIED

Smoking on common property incident

A recent unpleasant incident involving the Site Manger trying to enforce the Strata rules regarding no smoking on common property was reviewed. Council will escalate the non-smoking rule to a bylaw with a ¾ resolution at the upcoming Annual General Meeting.

CORRESPONDENCE

-A previous request to access an existing fiber cable located in the Shaw room was escalated to installing new cable into the building. Additional information was received as requested; upon review the necessary information was provided therefore it was **MOVED/SECONDED**; to approve.

CARRIED

-Council reviewed a Shaw access agreement renewal; an summary outline of noted amendments will be requested before approval.

ADJOURNMENT

The meeting was adjourned at 5:25 p.m.

The next meeting is scheduled for March 18, 2014 @ 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.