

Strata Plan LMS 1866
Council of Commercial Section
288-970 Burrard Street
Vancouver, B.C. V6Z 2R4

Mr. Peter Morgan
118-970 Burrard Street
Vancouver, B.C.
V6Z 2R4

DELIVERED BY HAND

WITHOUT PREJUDICE

Attention: Mr. Peter Morgan

April 24, 2012

Dear Sir,

Re: Behavior and Conduct

This Council writes to you, regarding your deplorable behavior and conduct you continue to display at each of our Council Meetings, and most recently on April 3, 2012.

Please be advised that you will incur fines at reoccurrence, and may even be barred from attending future Council Meetings, unless you undertake to attend them strictly as a quiet observer.

Council will certainly not tolerate any longer your interruptions at will, lunging across the table, screaming at people, or taunting at the Chair Person with repeated sneers such as "bully – bully – bully", after being ordered to cease your unruly outbursts and harassments, at times at which matters do not progress to your liking. We would not even be surprised if you were to launch a "Bully Bully Campaign" which appears to be your preferred slogan, perhaps in a desperate effort to recruit votes for the May 2012 AGM, similar to the May 2011 Lum Campaign, by attempting to discredit this Council, which is now actively engaged to diligently remedy implications and consequences of previous violations of SPA and Bylaw Regulations.

Please be reminded that this Council is committed to fulfill its obligations under Strata Property Act Sections 26 and 31, with a view to the best interests of the strata corporation. In this regard the Owners have not received any cooperation on your part, but instead encountered obstructions, and denials, such as withholding from Owners the Minutes of Council Meetings for months, or refusing to provide requested proposal records submitted by yourself on behalf of AE/AEBC, or information related to the Video Cam System, or in-camera-minutes. This Council is mandated by the Owners and the rule of law to rectify the contraventions of the SPA and the Bylaws committed by or on behalf of AE/AEBC. This unpleasant but necessary task is not a matter of choice but expected from Council by the Owners, in an effort to protect our Strata Corporation and its assets.

page one of three

You know very well, that tentative approvals on Motions by the Council prior to your May-30-11 Presidency and throughout your tenure were incomplete (a number of conditions and requirements not being fulfilled), and/or not ratified (by $\frac{3}{4}$ of the Owners of LMS 1866), nor finally confirmed in writing by Council, for AE/AEBC Projects conclusively to be allowed to proceed, as required by Bylaws 48 (k) and (l), which you yourself drafted..

As you explained in our Apr-03-12 Council Meeting, it is inconceivable that you Sir, recognized the "historic value" of the '1956 Control Panel' and yet permitted its demolition and disposal without Owners' consent, destroying common property. Furthermore it is incomprehensible that you voted at the Oct-21-11 Council Meeting on the Motion "to remove the electrical panel and provide a plan to retain the heritage value", although you were again like in other instances in complete conflict-of-interest, as you firmly established yourself from February 2011 onwards as an ardent associate of AE/AEBC, being (1) once on payroll of AE/AEBC, (2) a representative submitting numerous AE/AEBC proposals, (3) a follow-up promoter of AE/AEBC interests, (4) a staunch defender of AE/AEBC's illicit projects, and (5) a watchdog for AE/AEBC's project welfare, and ever since, blatantly ignoring repeated warnings to refrain from any voting on AE/AEBC matters. You will have to do a lot of explaining, as you are being held fully accountable for your actions under SPA Sections 32 and 33.

It is absolutely amazing that you ventured to approach BC Museum, Organization of Engineers or BCIT, to dispose of our valued heritage treasure without even asking its legal owners for their permission to do so. How would you react if someone stole your antique car to donate it to the Vintage Automobile Association of Canada? And who is 'assisting' Johan Arnet, being a tenant in AE internet farming property and so very concerned about cooling issues, to be eligible for any decision making voting in matters from which he is directly benefiting? And who is 'facilitating' John Lum, to destroy the Panel on orders that he received (quoting Tony Lum) "by the way of the wind", and to wander off without authorization with our heritage treasure, on your watch, being even rewarded with junk metal proceeds by your hector Council and its manipulators? What kind of persons in their right mind would **not** heed the protective and damage-preventing wishes of the majority of the Owners, **not** to proceed with any illicit projects of AE/AEBC as advised at the Oct-2011 call for the Nov-23-11 SGM? What kind of futile legal opinion would make you comfortable to bluster the Owners of our Corporation, against common sense? All these activities require unscrupulous minds governed by self interest, totally ignoring the responsibility of Council, "to act with a view to the best interest of the strata corporation", as SPA Section 31 clearly requires.

Your reliance on legal opinions on specific issues you frequently refer to, is only as good as the very selective and partial input you provided, which will not shelter you from various interest related liabilities, you have evoked by your irresponsible actions and their consequences.

With your frantic rubberstamping of AE/AEBC projects you have bulldozed through your tenure, contravening numerous SPA, Bylaw, and/or municipal regulations, you not only caused substantial damage to our Strata Corporation, but also to AE/AEBC by raising unrealistic expectations of AE/AEBC, leading to premature investments in equipment for projects which were doomed from the beginning, partly due to lack of proper approvals, all of which you Sir, in your capacity as bylaw writer, business consultant, and as seasoned Council President must have foreseen, especially since you were reminded and advised on numerous occasions, not to vote on AE/AEBC issues. In fact you have domineered our Strata Corporation and its Owners by attempting to force risky and unsustainable AE/AEBC projects onto LMS 1866, which is the worst form of material/tangible bullying one can imagine.

Your greatest yet generally unrecognized bluster is your mastery of subjugating unsuspecting Owners to special interests with your irrational, unworkable, and detrimental "operating agreement bylaw", which you boldly slipped through an unguarded, unwitting, totally exhausted Owners' attendance at the May-30-11 AGM. Throughout your tenure you have tried to entangle the Owners with AE/AEBC business affairs by means of operating agreements or some kind of contractual operating relationship, violating fundamental business and industry principles, long being recognized to be an absolute bane in any Landlord-Tenant or Strata-Owner relationship. All your efforts seemingly focus on selling out Owners' Resources, Property, Assets, Services, Utilities, Council time and efforts, even contrived Strata Obligations, Commitments, and implied Risk-taking, to AE/AEBC interests.

Furthermore, you endangered the safety of Electra by allowing unlicensed workmen to dismantle an "electrical panel" described to you as being a hazard, without electrical permits. As disclosed by you at our Dec-14-11 Council Meeting, you Sir as President of LMS 1866 Commercial, also compromised our fire-protection and the use of common property, by personally authorizing the erection of a wall for unknown (unrecorded) purposes in common space, cutting off part of our basement Unit B-17 and creating a blind inaccessible area, unprotected by sprinkler coverage.

When you throw your (quote) "bully-bully-bully" jeers at the Chair Person of our Council, who tries to bring your willfully disruptive behavior at our Council Meetings under control, you ironically use your own characterization so very deeply engrained within yourself, which your conduct since February 2011 clearly exposes and time and again confirms, as being touched upon above.

This Council hopes that you engage in serious sole searching of self, and have a good hard look at the wanting reflections of your conscience, to better deal and overcome your personal predicaments spilling over into strata affairs, and to engage yourself in eliminating those which you haughtily imposed upon the Owners of Strata LMS 1866.

Regards,

The Strata Council of LMS 1866, Commercial