

## DRAFT 1.1

### COMMERCIAL COUNCIL MEETING July 27, 2012 - DRAFT MINUTES

**Present:** John Davies, President  
Keith Hyde, Vice-President  
Gene Cherneski, Director  
Amanda Lu, Treasurer

**Guests:** Alan Davis, Building Manager  
Peter Morgan  
Vollker Henning  
Simon Chan

1. Call to order: Meeting was called to order at 1:10 PM by Mr. Davies, who declared a quorum.

2. Review and approve financials from prior meetings

Motion to approve financials up to June 2012 by Keith Hyde. Second by Gene Cherneski. **Carried.**

3. Review of meeting minutes as follows:

Commercial Strata Meeting May 4, 2012.

Motion by Keith Hyde to approve minutes as presented. Seconded by Gene Cherneski. **Carried.**

4. John Davies introduces three invoices from the Commercial Section and Strata lawyers regarding the basement. The board agreed that it has no choice but to pay but requested of Alan and Simon that they review all of the charges and provide a detailed breakdown of the charges, including any details re. work related to specific strata lots and/or owners. The board also requested that any charges specifically related to disputes w/ the basement owners and their legal counsel also be relayed to the Basement Committee.

Motion to pay all three bills in the total amount of \$11,373.60 by Amanda Lu, Second by Gene Cherneski. **Carried.**

5. John Davies reported from the Main Strata Council that the entire property, including walls up to 8 feet, have been power washed. He also reported that the troughs and drains in the buildings round a bout and on Nelson Street have been completely cleaned and only one is reported to be running slowly.

6. The on-site manager presented a quote for installing the previously purchased electric hand dryers in the first and second floor washrooms and recommended it be accepted. The quote was for \$1610.00 + HST. Motion to approve purchase by Keith Hyde, second by Gene Cherneski. **Carried.**

The on-site manager also reported that more small leaks have been discovered and repaired in the chilled water system. These included control valves and automatic air vents.

He also reported that window washing had been completed but it appeared that one section was missed and is following up on it.

7. New Business.

The newly formed basement committee consists of 6 Commercial owners. Election results at the end of the minutes. They were issued with basic guidelines by the Commercial Section President, John Davies.

The newly formed basement committee has been asked to look into the current usage of the basement elevator lobby area and report to council with their recommendations.

Despite numerous requests to keep the fire door going into the basement elevator lobby closed at all times the occupants of the main basement business continue to prop it open. A letter is being sent to them warning of fines if they continue.

The board announced that ColyVan Pacific has been awarded the contract for managing both the Commercial Section and the main Strata Council. The Commercial Section will continue to use Simon Chan for its financials. The contract is for one year and includes the provision for 60 days notice of dismissal.

8. Adjournment. The meeting was adjourned at 2:10 PM