

**MINUTES OF THE MEETING OF THE EXECUTIVE COUNCIL OF STRATA PLAN LMS 1866,
COMMERCIAL SECTION, HELD ON TUESDAY, SEPTEMBER 23, 2014, AT 1:00 P.M., AT THE
ELECTRA COMMERCIAL BOARDROOM, VANCOUVER, B.C.**

PRESENT:

Mr John Davies	President
Mr Keith Hyde	Vice-President
Ms Amanda Lu	Treasurer
Mr Mark Bentz	Director
Mr Alan Davis	On-Site Manager

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

GUEST: Yuval Golan Tenant

CALL TO ORDER

The Strata Manager called the meeting to order at 1:09 p.m.

GUEST SPEAKER

Mr. Golan spoke to Council in response to a bylaw infraction that was levied against the unit he rents. It was concluded that communication between the owner and the tenant regarding this situation was warranted.

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 July 15, 2014 as circulated.

CARRIED

FINANCIAL REPORT

Operating Statements

The July 31, 2014 financial statements were reviewed; the August financials were not available due to the transition of the accounting contract from the previous company to ColyVan Pacific.

It was **MOVED/SECONDED** to approve the financial statements to July 31, 2014.

CARRIED

Accounting Services

Due to concerns with the level of service provided by the accounting firm preparing the Electra Commercial Section financials Council investigated services provided by ColyVan Pacific. A proposal was received and negotiated by Council; it was **MOVED/SECONDED** by an email vote to proceed with ColyVan to undertake the accounting services as of Sept. 1, 2014.

CARRIED

ON-SITE MANAGER'S REPORT:

- a) A week ago I received a report of both elevators not working. I confirmed and called Thyssen, who arrived very promptly. # 4 had run low on Hydraulic fluid and had shut itself down. #5 had shut itself down on a problem with a door. An unfortunate co-incidence that both happened at the same time.
- b) On September 4th while the roof drains above Pattison School were being flushed some water escaped the pipe and entered the lobby of the school. Upon investigation it was determined that the pipe had a crack about 3 feet long on one side. The pipe was replaced by Elafor the next morning.
- c) The trees outside of the first floor windows have been trimmed.
- d) The painting of the metal portions of the glass awning over Hornby Street has been completed.
- e) Most of the lights in the ceiling of the elevator lobby on the first floor have been replaced with LED equivalents as an experiment. There were a dozen bulbs changed out in total. The originals used a total of 600W of electricity and produced that much in heat also. The LED's use a total of 84W and produce that much heat.
- f) The second floor women's washroom has a toilet that has been taken out of service due to flush valve that was declared beyond repair. As these toilets are obsolete new parts will have to be retrofitted. Elafor provided a quote to replacement valve assemblies and it was **MOVED/SECONDED** to purchase four.

CARRIED

REVIEW OF ONGOING ISSUES AND INITIATIVES

Unit #101 legal action

No update at this time.

Ventilation issues

Following a review of the report from McCuaig & Associates Engineering testing of one option will be implemented in a unit.

The metal fabrication contractor has been engaged; awaiting product to be installed.

Exterior LED lighting

Two quotes will be obtained to install LED lighting along the building on the Nelson Street side.

NEW BUSINESS

Plumbing line blockage

A serious drain line blockage resulting from grease deposits required a pipe replacement. As per the bylaws the Commercial Section restaurants must have grease traps on all plumbing/drainage lines. Therefore the responsible strata lot will be charged back for all costs.

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 first draft has been received; a committee comprised of Residential and Commercial representatives has be formed to work through the report with the engineering company.

Driveway resurfacing

This project has not proceeded due to issues with engaging a contractor.

CORRESPONDENCE

-Council reviewed an owner's concerns and request to alter the current cooling system. As this request affects common property it would have to be brought to the owners at a general meeting.

-A complaint regarding the armour car continuously blocking the driveway will be addressed by the Strata Manager.

-Council reviewed an owner's letter regarding the Commercial Section exterior cube signage and the lack of revenue from the signage. This issue will be investigated, including contacting the City for guidelines on signage bylaws and Heritage building stipulations.

ADJOURNMENT

The meeting was adjourned at 3:09 p.m.

The next meeting is scheduled for Tuesday, October 21, 2014 @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.