

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS 2419,
THE DELANO, HELD ON MONDAY, MARCH 16, 2009 AT 6:30 P.M.,
COLYVAN PACIFIC OFFICE, 202 - 5704 BALSAM STREET, VANCOUVER, BC**

Attendance:

Jennifer Van Evra	-	President
Steve Grimmett	-	Vice-President
Odette Krauzig	-	Treasurer
Dave Moore	-	Member
Jill Love	-	Member
Matt Ward	-	Member
Glenn Sammis	-	Member

Managing Agent: Kerry MacDonald, Cheryle Pampu, Colyvan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

Jennifer Van Evra, Strata Council President, called the meeting to order at 6:37 P.M. Kerry MacDonald was asked to chair the meeting.

NEW PROPERTY MANAGER

Effective immediately Cheryle Pampu of ColyVan Pacific will be the Property Manager for the Delano. Cheryle can be reached through email at cpampu@colyvanpacific.com, or by telephone at 604.683.8399 Extension 245. Any questions concerning maintenance/strata fees can be directed to Susan in Accounts Receivable at Extension 237.

MINUTES

Following review of the council meeting minutes of January 12, 2009, it was **MOVED/SECONDED** that the minutes be accepted as circulated.

CARRIED

FINANCIAL REPORT

Following review of the Financial Reports up to and including January 2009, it was **MOVED/SECONDED** that the Financial Reports be accepted as circulated.

CARRIED

Accounts Receivable:

There were 14 accounts in arrears totalling \$2,384.33. Despite previous notifications to owners who are in arrears with their strata fees, a few owners continue to be more than 90 days in arrears.

The Agent was directed to take the appropriate action for those accounts in arrears.

Owners are reminded that the Strata Corporation relies on the contributions through owners strata/maintenance fees to carry out the day to day operations of the Strata Corporation. Owners who are in arrears are asked to bring their accounts up to date immediately to avoid costly collection action.

Special Assessment Refunds:

Council has reviewed the funds received from the disbursement of the New Home Warranty Program and has reviewed the remainder of the Restoration Fund held on behalf of the owners.

In taking all of the sources of refunds and unexpended special levies together, it was **MOVED/SECONDED** that the Agent be directed to issue a disbursement on behalf of the strata corporation to each and every owner of current record their unit entitlement proportionate disbursement, as advised by the strata corporation lawyer, Adrienne Murray. Any contention of any disbursement by any previous owner is between the current owner and the previous owner as the Strata Corporation is bound by the Act and is not party to any negotiated agreement vested with any transfer of ownership. All associated costs of disbursement and legal opinion related to the distribution of these funds will be deducted from the principle sum prior to disbursement with distribution being the net amount.

CARRIED

Snow Removal Charges:

Council reviewed the invoice from Snow King and it was **MOVED/SECONDED** to pay the invoice as received. A snow removal plan will be instituted in the fall.

CARRIED

BUSINESS ARISING FROM PREVIOUS MINUTES

IRC Invoice:

Council reviewed the invoice from IRC for \$18,900.00, for services provided in putting a tender package together for the replacement of the roof on the buildings. Council is of the opinion that the charge, which is based on a percentage of work that is not proceeding, exceeds the fair market rate for the work that was completed. Following review and discussion it was **MOVED/SECONDED** to have a lawyer review the invoice from IRC to determine if the strata corporation was obligated to pay the entire amount.

CARRIED

Roofing Project:

Council has received two additional roofing assessments. A plan of action will be drafted and presented to owners for feedback at the information meeting to be held in the Gym on April 20th at 7:00 P.M.

Annual Fire & Safety Inspection:

G.E. Security still needs access to 33 suites to complete the contract. Owners will be given notice so as to allow access. Owners who do not allow access will be fined \$200.00 as per the bylaws of the strata corporation. Other fire and safety upgrades include the replacement of fire extinguishers, and the replacement of emergency lighting battery packs.

Security Improvements:

Quotes have been obtained for installation of motion sensor lighting outside the gym, in the Jacuzzi area, and in outside parkade stairwells. This item was deferred to a later date.

HVAC – Preventive Maintenance Deficiencies:

Council member, David Moore, will inquire with contacts to get service quotes based on a recent preventative maintenance report and recommendations provided by Milani.

CORRESPONDENCE

Correspondence to the Strata Council can be forwarded to Cheryle Pampu at cpampu@colyvanpacific.com, at least seven days prior to Council meetings. All correspondence must be in writing and contain your name and unit number in order to be considered.

Correspondence was received from units 301-E, 109-W, 211-W, and 405-C.

Council reviewed the correspondence and the owners will be responded to by ColyVan Pacific, a council member directly, or through these minutes as directed by Council.

NEW BUSINESS

Maintenance items:

- **Clamped Pipe (near elevator) in Center Building:** Milani will be coordinating with Property Manager, Council, and Caretaker to have this repaired. It requires having the water shut of in the building as well as access to some of the suites.
- **Elevator Repair:** Property Manager is co-ordinating with Richmond Elevator to repair/update the East Elevator door.
- **Stop Signs:** Stop signs will be installed by the parkade in March. Owners are also reminded to stop and wait for the gate to close after entering or exiting the parking garage in order to prevent theft.
- **Fire Door Repair:** Repairs will be completed to the fire door at the east end of the 2nd floor hallway in the Centre building in March.
- **Fence Power Washing:** This is deferred until Spring.
- **Ceiling Repairs Resulting from Heavy Snowfall:** 406C and 407W are having contractors repair their ceilings.
- **Stucco Cracks:** A contractor will be repairing the cracks in the stucco on the East Building.
- **Pipe Backups:** Quotes have been requested for augering and enzyme treatment for the pipes.

ATTENTION

Owners are reminded that garburators should only be used for items that break down easily. Seeds and harder items such as onion skins, banana peels, pineapple peels, celery stalks etc. should be put in the regular garbage.

Concerns about Security Guard:

Property Manager contacted Westguard Security Services and Westguard will address the issue with their employees.

Olympic Rentals:

Council discussed the possibility of opening up rentals during the Olympics. This will be discussed with the owners at the meeting on April 20th.

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 9:55 P.M.

The next Council meeting will be held on Wednesday April 15, 2009 at 6:30 P.M. at ColyVan Pacific's offices located at 202 - 5704 Balsam Street, Vancouver, BC.

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

NOTICE

DELANO – LMS 2419

INFORMATION MEETING
IN THE GYM

Monday, April 20th, 2009 at 7:00 P.M.

**The purpose of the meeting is to
discuss the Roof Repair/Replacement
project & Rentals during the 2010
Olympics**