

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS 2419,
THE DELANO, HELD ON WEDNESDAY, MAY 20, 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 - Treasure
Glenn Sammis - Member
Dave Moore - Member

Regrets: Matt Ward - Member
Jill Love - Member

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

CALL TO ORDER

The meeting was called to order at 6:35 p.m.

MINUTES

Following review of the council meeting minutes of April 15, 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 March 2009, it was **MOVED/SECONDED** that the Financial Reports be accepted as circulated.

CARRIED

Accounts Receivable:

There were 8 accounts in arrears totalling \$317.76.

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.

COMPLETED BUSINESS

Town Hall Meeting – Roofing Maintenance:

The town hall meeting was informative. After consultation with roofing inspectors it was noted that the roof could be expected to last another 3 – 6 years with minor repairs and regular

maintenance. Therefore, after discussion the Owners decided to maintain the roof as long as possible. Dave Moore will be overseeing and finalizing the roofing maintenance.

Window Cleaning:

Completed in May

NHW and Restoration Fund Refund:

Refund cheques were available for distribution on two separated evenings at The Delano. The remainder of the cheques are available for pick-up at the ColyVan Office. Each owner must present picture identification and sign for their cheque.

Clamped Pipe (near elevator) in Centre Building: Milani completed the repair of the pipe. Drywall repair has been scheduled.

Annual Fire & Safety Inspection:

G.E. Security completed the fire and safety inspection on May 22nd. There remain two suites which were not made accessible.

Parkade Sensors/Fans:

Global Gas completed the inspection & recalibration of the parkade sensors & fans May 7th.

East Elevator Upgrade:

Richmond Elevator completed the east elevator upgrade.

HVAC & Preventative Maintenance Deficiencies:

Latham's, a commercial/industrial heating, air conditioning & plumbing company, inspected The Delano (three hour inspection) and provided a report of recommended maintenance items.

Caretaker Expenses:

After discussion it was **MOVED/SECONDED** to approve providing \$100.00 petty cash for minor building expenses for use by the caretaker.

CARRIED

ON-GOING BUSINESS

IRC Invoice:

Council obtained legal advice regarding the IRC Invoice and the Strata's contractual obligations to pay some/all of the invoice. As IRC didn't accept the Strata Corporation's initial offer to settle the account, further legal advice was pursued. Following review and discussion of a draft letter from Legal Counsel it was **MOVED/SECONDED** to approve a letter drafted by a Lawyer for mailing to IRC.

CARRIED

Security Improvements:

Quotes have been obtained for installation of motion sensor lighting outside the gym, in the Jacuzzi area, and in outside parkade stairwells.

Quotes have been obtained for a Fob entry system to improve security.

Building Maintenance:

- **Cracked Cement in Parkade:**
Property Manager has obtained quotes on Epoxy injection to repair cracks. Council is waiting to review further quotes.

- **Power Washing:** Three quotes were reviewed and Council will provide direction within the first week of June. Notices will be posted to cleanup storage in the parkade and remove vehicles.
- **Stucco Cracks:** A quote was approved and work should be completed by the end of May.
- **Repair to Damage 2nd Floor Hallway:**
A quote was accepted and repairs have been completed.
- **Pipe Backups:** Two quotes have been obtained for auguring. A third quote is yet to be submitted.

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.

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 107-E, 109-E, 211-W, 404-C and 309-E.

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

M.O.P. (Maintenance Operations Program):

Council reviewed the M.O.P. contract for service which expires January 2010. Further information on this program is being pursued by Council.

Security Guard:

Concerns were raised and investigated concerning the performance of the Security Guard Company and employees assigned to The Delano. The contract is being reviewed by Council.

Notice Board:

The price of notice boards to be mounted in the elevators, to give a more organized, official look to notices being posted, is being pursued by the Property Manager.

Storage on Balconies:

Owners are reminded of Bylaw 6 – Balconies (1) (c)

"An owner, tenant or occupant must not: ---- place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, barbecues, summer furniture and accessories nor install any hanging plants or baskets or other hanging items within three feet of a balcony railing line;"

Bylaw 11 – Bicycles, Storage and Parking (1)

" ----No bicycles are to be kept on balconies or patios ----- All bicycles must enter or exit the building by way of the vehicle entrance to the parking garage only."

Bylaw 11 (4) (e)

"Any owner, tenant or occupant shall not: ----- use any part of the common property (other than established storage rooms or lockers) for storage,"

Storage in Parking Stalls:

Owners are reminded that they are not permitted to store anything on their parking spots except Rubbermaid-style lockers. Other items create a fire hazard, and will be removed at the owners' expense. Also, owners are not permitted to store any hazardous or flammable items in their lockers.

Noise Bylaw Reminder – Division 1 – 3

(1) *"An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:*

- (a) causes a nuisance or hazard to another person;*
- (b) causes unreasonable noise in the opinion of council;*
- (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;"*

Owners are reminded that they are responsible for keeping noise to a minimum. Loud or bass-heavy music, banging doors, dragging furniture and heavy footsteps disrupt the people who live around you, and are not acceptable. Also remember that if your flooring is not carpet and the noise is disturbing the neighbours below you, you will have to replace it with carpet.

Seminar:

Council is invited to a Maintenance Reserve Planning seminar on June 17th. The Agent advised Council that ColyVan Pacific is sponsoring a maintenance planning seminar to be held at River Rock Casino June 17, 2009 at 7:00 PM. Guest speakers will include Tony Giovanti, Executive Director of CHOA, and Deb McIsaac of the Equity Protection Group.

There will be no charge for admission for ColyVan Pacific clients and all owners are welcome to attend. Owners may register for the seminar on the ColyVan Pacific website – www.colyvanpacific.com.

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 8:35 p.m.

The next Council meeting will be held on Monday, June 22nd, 2009 at 6:30 PM 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