

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS 2419,
THE DELANO, HELD ON MONDAY, JUNE 22, 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
Glenn Sammis - Member
Dave Moore - Member
Jill Love - Member

Regrets: Matt Ward - Member

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

CALL TO ORDER

The meeting was called to order at 6:40 p.m.

MINUTES

Following review of the council meeting minutes of May 20, 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 May 31, 2009, it was **MOVED/SECONDED** that the Financial Reports be accepted as circulated.

CARRIED

COMPLETED BUSINESS

Roofing Maintenance:

Jackson Roof Maintenance Ltd. completed the roof maintenance as proposed, and the three roofs will be inspected again next spring. Dave Moore kindly gave of his time and energy overseeing this project. Thank you.

Roof Replacement:

Council has decided **not** to have a Special General Meeting, and there will **not** be changes in maintenance fees within this fiscal year as a result of roof maintenance. Owners can expect a special levy for roof replacement in the future (1-5 years) and may want to begin budgeting individually now.

NHW and Restoration Fund Refund:

The cheques remaining (unclaimed) at the ColyVan Office were distributed through the mail.

Drywall Damage in Centre Building: Chay Beriault completed the drywall repair.

Drywall Damage to Gym ceiling:

This repair was completed, and charged back to suite where the leak originated.

Stucco Repair:

The outside cracks in the stucco were repaired and colour was matched successfully.

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. Council continues to review and analyse which repairs require priority.

Pressure Washing:

M.A.P. completed the pressure washing of the parkade, entrances, and walkways.

Owners are reminded that on July 15th all unclaimed items that were removed for the cleaning of the parkade will be discarded as per the notices. Owners are also reminded the only items allowed in parking stalls are cars, trailers, motorcycles and bicycles (see bylaws), as well as a single Rubbermaid-style locker. Any other items will be removed, held briefly, then discarded.

Window Replacement:

A window was replaced in 404C and expensed to the Strata as per the bylaws.

Pilot Lights:

Owners are reminded to turn off the pilot lights of their fireplaces now, if you have not already done so. It does save energy costs as well as keep your home from becoming too warm.

ON-GOING BUSINESS

IRC Invoice:

Council has not yet received a response from the letter sent to IRC through Legal Counsel.

Taylor Munro Energy Systems Inc.:

Council forwarded documents regarding the solar hot water project to lawyer Stephen Hamilton for review and direction. Mr. Hamilton advised that Taylor Monroe does legally owe the Delano a reimbursement for the amount paid for the solar hot water project, and recommended that a demand letter be sent to the company requesting a full refund in the amount of \$16,635.11. Council reviewed the letter that was drafted by Mr. Hamilton, and after discussion it was **MOVED/SECONDED** to approve the letter as drafted for mailing to Taylor Munro.

CARRIED

Security Improvements:

Quotes have been obtained for a Fob entry system to improve security. As well, quotes were obtained for repairing the camera system to view areas on TV through channels 116 & 399.

Building Maintenance:

- **Cracked Cement in Parkade:**

Property Manager has obtained quotes on Epoxy injection to repair cracks. Council is waiting to review further quotes.

- **Pipe Backups:**

Two quotes have been obtained for auguring. A third quote is yet to be submitted.

- **Pipe Repair:**

Latham's will be repairing the leaking pipe in the boiler room of centre building and then Milani will insulate the pipes that they had previously replaced.

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 302-C, 401-E, 402-W, 110-E, 406-C, 109E 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 concerning this program continues to be 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 continues to be reviewed by Council.

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.

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 8:40 p.m.

The next Council meeting will be held on Wednesday, August 5th, 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