

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS 2419,
THE DELANO, HELD ON WEDNESDAY, AUGUST 5, 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

Regrets: Matt Ward - Member
Glenn Sammis - Member

Managing Agent: 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 June 22, 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 June 30, 2009, it was **MOVED/SECONDED** that the Financial Reports be accepted as circulated.

CARRIED

COMPLETED BUSINESS

Maintenance Contract:

After discussion it was **MOVED/SECONDED** to enter into a maintenance agreement with Latham's, a commercial/industrial heating, air conditioning & plumbing company. This should improve building maintenance items being completed in an efficient, timely and cost-effective manner.

CARRIED

Building Auguring:

Latham's completed the inspection of the horizontal drain lines and hydroflushed the ones that required cleaning.

Caretaker Expenses:

Council approved the purchase of a cell phone for Glen, the caretaker of the Delano. This will facilitate more efficient contact between the trades and caretaker, and will mean more efficient emergency service when necessary.

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.:

A response was received from the letter sent to Taylor Munro through a lawyer. Council is reviewing the letter and preparing a reply through legal counsel.

CARRIED

Security Improvements:

The various suggestions and quotes for improved security will be considered in the next fiscal year.

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 Repair:**
Latham's repair the leaking pipe in the boiler room of centre building and then Milani will insulate the pipes that they had previously replaced.
- **Catch Basins & Sump Pump:**
Council is reviewing the recommendation from Latham's to clean the catch basins in the parkade as well as the sump pump. This is often necessary especially after pressure washing the parkade.

STORAGE LOCKERS

If you own a permanent storage locker in the parkade, please email the number of the locker to the property manager at cpampu@colyvanpacific.com. This is important information for the management to have in the event of an emergency. Also, there have been requests to purchase or rent vacant lockers, so an accurate record would be advisable. If an owner would be interested in renting out his/her locker to another resident they can inform the property manager.

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 security agreement continues to be reviewed by Council.

Storage on Balconies:

Owners are reminded that they are strictly forbidden from hanging items on their balconies, because hooks, nails, etc. can puncture the rainscreen. The only items allowed on balconies are planter boxes, gas barbecues, summer furniture and related accessories. Storage lockers, bicycles, and other storage items are also forbidden, and may result in a warning and fine.

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.

BYLAW INFRACTION WARNING/FINES

The Strata Property Act directs Council to enforce the Strata's bylaws. Therefore, owners are encouraged to observe the above mentioned bylaws with regard to storage on common property. Some owners/occupants will be receiving yellow notices requesting the removal of items from the common property. Please observe these notices. Failure to do so will result in a warning letter from the office of ColyVan and then a fine, which will be applied to your account until the item has been removed. As well, this same process will be followed with regard to prohibited items stored on owners' patios and balconies.

NEW BUSINESS

Ants:

Due to a couple reports of ants becoming a nuisance in two suites and on the common property, council requested reports and quotes from four different pest control companies. The reports indicated that these are "pavement ants" or sometimes called "moisture ants" and they pose no threat to the building. Council was also advised that the problem would not be resolved by chemical spraying, but that small changes to landscape maintenance would discourage their spread. Owners are also reminded to remove any and all food sources from in or near their suites, and to put out small traps where necessary. The ants are seasonal, and should disappear shortly.

HALLWAY AIR FLOW

Owners are reminded that there is no air conditioning in the common areas of the Delano. Outside air is directed into the hallways, by means of a make-up air unit, to increase fresh air flow and to reduce odours. If it is warm outside then the air in the hallways will also be warm.

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.

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

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 8:11 p.m.

The next Council meeting will be held on Wednesday, September 9th, 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