

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS 2419,
THE DELANO, HELD ON WEDNESDAY, SEPTEMBER 9, 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
	Jill Love	-	Member
Regrets:	Matt Ward	-	Member
	Dave Moore	-	Member
Managing Agent:	Kerry MacDonald, 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 August 5, 2009, it was **MOVED/SECONDED** that the minutes be accepted as reviewed.

CARRIED

FINANCIAL REPORT

Following review of the Financial Reports up to and including July 31, 2009, it was **MOVED/SECONDED** that the Financial Reports be accepted as circulated.

CARRIED

Arrears:

One unit continues to be in arrears in excess of 90 days. It was **MOVED/SECONDED** to forward the account to a lawyer for collection.

CARRIED

BUSINESS ARISING FROM THE MINUTES

IRC Invoice:

Council has not yet received a response from the letter sent to IRC through legal counsel.

Taylor Munroe Energy Systems Inc:

The legal representative for the strata corporation spoke with strata President Jen Van Evra, and told her that small claims court costs would likely be roughly \$5000-7000 to pursue this matter in court. The issue was tabled until the next meeting when council will have had a chance to discuss further.

Maintenance Operation Program:

Council continues to review this program which expires in January 2010. Council member Dave Moore has been looking into this and will advise council if any action should be taken.

Security Invoices:

Council moved to pay the Westguard invoices, minus the amount for services that were not received in February, March and April. The company has put forward a request to increase the contract price by \$1.00 per hour, and council is considering this increase.

Following discussion it was **MOVED/SECONDED** to accept the credit.

CARRIED

Building Maintenance:

- **Cleaning of Drains in Parkade:**
It was **MOVED/SECONDED** to accept the quote from Latham's to clean the parkade drains. **CARRIED**
- **Leak in Make up Air unit:**
It was **MOVED/SECONDED** to accept the quote from Latham's to repair the leak in the make up air unit. **CARRIED**
- **Cracked cement in parkade:**
Dave Moore will report to council his opinions on how to deal with this item.

Security Improvements for next Budget:

Council will make recommendations at the upcoming budget meeting to include provisions for any security upgrades that are needed.

Storage on Balconies and Parking Stalls:

Owners are reminded that 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 of items in parking stalls is not allowed and council will be levying fines to owners who have illegally stored items.

Storage in Parking Stalls

Owners are reminded that they are not permitted to store anything within their parking stalls except for Rubbermaid style lockers. Other items create a fire hazard and will be removed at owner's expense. Storage of flammable items on common property is not permitted as per the BC Fire Code.

CORRESPONDENCE

Correspondence to the Strata Council can be forwarded to Patricia DeCiman at pdeciman@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.

There was no new correspondence to review at this meeting.

NEW BUSINESS

New Property Manager:

Patricia Deciman has been appointed the new property manager of the Delano following the departure of Cheryle Pampu. The Delano Council thanks Cheryle for her hard work and excellent service, and wishes her all the best in her new position. Patricia can be reached by email at pdeciman@colyvanpacific.com or phone at 604-683-8399 ext 243.

Budget:

Council will review a budget draft prior to the next meeting and will formalize a new budget to present to the owners at the next AGM to be scheduled in November.

Annual General Meeting:

A tentative date of November 18th was selected as the date for the Annual General Meeting. This date will be confirmed at the next council meeting.

Snow Removal:

It was recommended that council look into purchasing a blade for the tractor so that it can be used for clearing snow on the property. The Agent will provide prices at the next meeting.

Insurance:

The Agent advised council that ColyVan Pacific has been investigating blanket insurance programs over the past 6 months and have now entered into an agreement with CMW Insurance Services Ltd to provide coverage for the ColyVan Pacific portfolio. Quotes will be provided prior to renewal dates and it has been estimated that the savings to the strata corporation will be between 10 and 15%.

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 8:25 p.m.

The next Council meeting will be held on Wednesday, October 28, 2009 at 6:30 p.m. at ColyVan Pacific's office 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