

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS 2419,
THE DELANO, HELD ON WEDNESDAY, OCTOBER 28, 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
Dave Moore - Member

Regrets: Matt Ward - Member

Managing Agent: Patricia De Ciman, Property Manager
Kerry MacDonald, Managing Director
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 September 9, 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 September 30, 2009, it was **MOVED/SECONDED** that the Financial Reports be accepted as circulated.

CARRIED

Arrears:

It was reported that one owner was in serious arrears. This resulted in the file being forwarded to the collection agent as directed by Council.

BUSINESS ARISING FROM THE MINUTES

IRC Invoice:

Prior to this council meeting, council president and the strata agent were in contact with the lawyer to review the file and provide counsel on the matter. Updates will be forwarded from the lawyer and a letter sent to IRC to advise of council's decision at a later date. Council is confident that this matter will be resolved satisfactorily.

Taylor Munroe Energy Systems Inc:

Council reported continued discussion with their legal representative relating to the cost of pursuing small claims against Taylor Munroe Energy Systems. Further review and direction is pending.

Maintenance Operation Program:

Council continues to review this program which expires in January 2010. Council member Dave Moore will advise on which company should provide regular inspections and ongoing building envelope maintenance.

Security Invoices:

Council moved to pay the Westguard invoices, minus the confirmed credit owing to the Strata. Prior to this meeting, Council instructed management to terminate the contract with the security company effective immediately as their service level was unacceptable. The agent advised that the contract was terminated and keys will be collected. A final bill is pending.

Security:

Council met off-site to discuss security issues, and formulated a series of recommendations for the next budget year, which they will present at the AGM and forward on to the new council. Immediate steps are also being taken to address security issues in the parkade.

Building Maintenance:

- **Leak in Make up Air unit:**
It was reported that the leak in the make up air unit in the East building is under repair. Lathams to forward an update.
- **Cracked cement in parkade:**
Dave Moore investigated the cracked cement in the parkade and advised that an estimated is pending.

Storage on Balconies and Parking Stalls:

The agent advised that a walkthrough of the parking area was completed in September 2009 with the caretaker. Several units are in contravention of the bylaws and have been served notices. The agents requested authorization to impose fines as determined by the Strata Corporation bylaws and the Strata Property Act. Thereafter, it was **MOVED/SECONDED** to complete the application of fines on units in contravention of the Strata Corporation bylaws relating to parking stalls and item stored on the balconies.

CARRIED

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.

Snow Removal:

Council is investigating the purchase of a blade for the tractor so that it can be used for clearing snow on the property, which would keep snow removal costs down. The Agent will provide prices at the next meeting. Council has instructed the purchase of three hand-shovels and snow melt. Negotiations are underway for the sale of the tractor to purchase another, more powerful tractor with the ability to attach a blade for snow removal. Updated pending.

CORRESPONDENCE

Correspondence to the Strata Council can be forwarded to ColyVan Pacific at 202-5704 Balsam Street, Vancouver, BC V6M 4B9 Attention: Patricia DeCiman or 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

Budget:

Council reviewed a proposed budget for the upcoming annual general meeting. After a lengthy discussion and item-by-item review, a draft budget was formulated for presentation to the ownership.

Annual General Meeting:

The previous date of November 18, 2009 was revised to December 8th as the date for the Annual General Meeting. Notice of meeting packages will be distributed in accordance with the Strata Property Act notice of meeting period.

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 8:50 p.m.

The next Council meeting will be held after the Annual General Meeting.

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