

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON THURSDAY, FEBRUARY 4, 2010 AT 6:30 P.M.
COLYVAN PACIFIC OFFICE, 202 - 5704 BALSAM STREET, VANCOUVER, BC**

Attendance: Steve Grimmett
Odette Krauzig
Jill Love
Jeremy Bobroff
James Holley
Justin Gebara

Regrets: Dave Moore

Managing Agent: Patricia De Ciman, Property Manager
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 October 28, 2010, it was **MOVED/SECONDED** that the minutes be accepted as reviewed.

ELECTION OF COUNCIL EXECUTIVE

As directed by the Strata Property Act, the elected council must elect an executive council at the first council meeting following the Annual General Meeting. Thereafter, it was **MOVED/SECONDED** to elect the executives as follows:

Steve Grimmett	- President
Jill Love	- Vice President
Odette Krauzig	- Treasurer

CARRIED

FINANCIAL REPORT

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

CARRIED

Accounts Receivable:

Council was presented with the current accounts receivables. Council noted missed late payment charge on account and instructed the account be charged as per the strata bylaws. Otherwise, noted accounts in serious arrears and previously served a demand notice has been leined. The file has been forwarded to the collections agent for further efforts.

BUSINESS ARISING FROM THE MINUTES

IRC Invoice:

The previous Council had completed efforts to resolve the matter with IRC. As advised by legal counsel, further action is not required at this time and the Strata will not pay any monies to IRC.

Taylor Munroe Energy Systems Inc:

Council previously discussed with their legal representative, cost of pursuing small claims against Taylor Munroe Energy Systems. Discussion and decision was deferred.

Maintenance Operation Program:

Council continues to review this program. Council member Dave Moore has been looking into this and will advise the Council if any action should be taken. Report pending.

FOB System Upgrade

An upgrade to the building fobs system was completed on November 30, 2009. This prompt decision was undertaken due to recent and several targeted hits by thieves who broke into cars and stole fobs left in the vehicles. In addition, the police apprehended a suspect in the area who had in his possession, several keys and fobs for buildings unknown.

This security breach resulted in a review of the old fobs system. After review it was noted that nearly 600 fobs were programmed for a building with only 122 units. Because the system was very dated, it was urgent to review and upgrade the system to allow for proper monitoring of the access points.

Council sourced a new electronic fob system for the parkade entrance with the option of having an additional upgrade to include the other entrances into the building to replace keys. Updates pending.

Safety & Security Memo:

Note: Below are a few home and parkade security tips:

- ✚ If possible, place all values out of view and remove all items out of your vehicles.**
- ✚ It is wise to inform your emergency contact/friends or family. should you plan to be away for an extended period of time.**
- ✚ Report missing or stolen fobs to management right away.**

- ✚ **Always wait for the parkade gates to close before driving away.**

Remember if you see a situation that doesn't feel right, it's suspicious. Write down all you can about the suspicious persons and activity. Should you witness any criminal or suspicious activity, ALWAYS CALL THE POLICE FIRST by dialing 911.

NEW BUSINESS

Moisture

The Strata has been informed of moisture penetration on the forth floor at the west building. A report is pending under the Maintenance Operation Program.

West Coast Recycling

Council was approached with a request to increase recycling at the property. West Coast Recycling has proposed a pick up of recyclable material which the City of Vancouver does not accept. Pick up of such materials will take pick every second week. Council is looking at moving forward with additional recycling measures with West Coast Recycling program. Updates pending.

New Caretaker

As of December 7, 2009, the Delano welcomed the new caretaker, Fonda Papathanasiou. Council discussed duties of the caretaker and progress to date. A list of priority items for the caretaker to review will be put together.

Thereafter, Council discussed subsidizing the caretaker cellular phone. The council discussed in detail the rational and monetary implications of the use of the caretaker's cellular phone. As provisions for a caretaker cellular phone had been previously budgeted for, the council **MOVED/SECONDED** that the caretaker received compensations of up to \$20 monthly for cellular phone expenses.

CARRIED

Power-Washer Purchase

Council discussed the purchase of a power-washer for use at the property. Council member, James Holley, advised that he would investigate and report back to the Council on the matter.

Visitor's Parking

Council discussed the implementation of a 'visitor parking policy' as several owners/residents seem to be abusing the system. A policy will be reviewed and owners will be notified. In the interim, owners/residents are asked not to park their vehicles in the visitor's parking area. Should you require space to park your vehicle(s), please contact the caretaker to arrange rental of a parking stall.

Infraction Protocols

Owners are reminded that because we live in close proximity of each other, noise is inevitable. However, owners/residents are asked to keep noise levels down as to not cause nuisance to your neighbours.

The below was established to deal with infractions and contraventions.

- All violations of bylaws be presented to the Council c/o management in writing
- Council to review and instruct the Agent
- Owners in violation will received a warning letter to correct the violation and an opportunity to be heard
- Fines be applied for repeated or non-compliance to the Strata Corporation Bylaws.

REMINDER TO ALL RESIDENTS:

With the upcoming Olympics, residents are advised to remember that we live in a community. Please respect your neighbours and keep the building quiet during the hours of 10:30pm to 7:00am.

During those hours, please refrain from loud activities such as playing music, laundry, parties, etc. so as to not disturb the neighbouring units.

Rentals

Council discussed the rental activity at the premises. A request was presented to have a review of the data base. All owners are reminded that, if your unit is a rental unit, the Strata Property Act requires a completed 'Form K' signed and returned to management prior to the move-in of renters. Council will receive an owners list from management as requested.

Security

Council discussed the security of the building. All in attendance expressed concern due to the recent break-ins and un-invited guests onsite. Of major concerns are the unforced entries into the building. After a detailed discussion, the Council recommended that a 'Security Committee' be established to review the security of the building and bring forwarded recommendations to the Council at the next council meeting. Council has also approved immediate security enhancements to the windows of the fitness room, a lock on the lane gate, and contact with the city to have the lane street lamps replaced.

Committee members:

- Jeremy Bobroff
- James Holley
- Justin Gebara

Notice to Owners:

The Delano is looking for volunteers to join the Security Committee. Council ask that any interested owners please forward an email to the Property Manager via email at: pdeciman@colyvanpacific.com or by fax at 604-683-7399 indicating interest to serve.

Please include contact information within your email or fax.

Items under review by the Security Committee:

- Review entrance points and security measures currently in place
- Exercise facility security including hot tub area
- Expansion of the electronic fob system

Council has

CORRESPONDENCE

- a) Fob Deposit inquiries - Centre Building
- b) Drywall Repairs - West building
- c) Noise - Centre Building
- d) Security Inquiry

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

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 9:20 p.m.

The next Council meeting will be held on Tuesday, March 2nd, 2010.

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