

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON TUESDAY, MARCH 2, 2010 AT 6:30 P.M. COLYVAN
PACIFIC OFFICE, 202 - 5704 BALSAM STREET, VANCOUVER, BC**

Attendance:	Steve Grimmett	President
	Jill Love	Vice President
	Odette Krauzig	Treasurer
	Jeremy Bobroff	Member
	James Holley	Member
	Justin Gebara	Member
	Dave Moore	Member

Regrets: None

Managing Agent: Patricia De Ciman, Property Manager
Colyvan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The meeting was called to order at 6:38 p.m.

MINUTES

Following review of the council meeting minutes of February 4, 2010, it was **MOVED/SECONDED** that the minutes be accepted as circulated.

FINANCIAL REPORT

Prior to the meeting, the Council Treasurer has been in discussion with ColyVan's Accounting Controller and the Property Manager with some questions regarding entries of the Financial Statements. The below was noted for discussion:

- 2007/2008 deficit requires review at the next General Meeting
- Confirmed that the purchase of the snow removal blade, fob access system be charged to the Capital Assets Account

After review of the Financial Reports up to and including January 2010, it was **MOVED/SECONDED** that the Financial Reports be accepted as circulated.

CARRIED

Accounts Receivable:

Council was presented with the current accounts receivables. Noted account(s) in serious arrears and previously served a demand notice has been leined. The file has been forwarded to the collections agent for further efforts. Two owners were outstanding

maintenance fees and another owner is due a refund for overpayment. The Property Manager advised that the appropriate notice/correspondence will be forwarded.

BUSINESS ARISING FROM THE MINUTES

Taylor Munroe Energy Systems Inc:

Council previously discussed with their legal representative, cost of pursuing small claims against Taylor Munroe Energy Systems. Council member, Justin Gebara, advised that he will review further to determine the status of Taylor Munroe Energy Systems Inc and reported back to Council. Updates will be provided at the next council meeting.

Maintenance Operation Program:

Council member Dave Moore advised that a review was conducted. Council reviewed a report from an owner in regards to possible water penetration on the fourth floor of the west building. It was reported that the water penetration was due to improper maintenance by the owner in cleaning and clearing the window tracks. Owners are reminded that dirt, dust and other items may become lodged within the weep hole which is a hole in a sill for draining off accumulated moisture, as from condensation. It's noted the weep holes are manufactured to allow moisture to escapes from the building. Proper maintenance/cleaning of window sills and tracks are required to allow moisture out. Please clean your window tracks with a small window cleaning brush or a small brush for property maintenance. Council will broadcast maintenance tips to owners at a later date.

COMMITTEE REPORT - Security

Council member, Justin Gebara, provided a brief report to the council after a completed walkthrough and review of the premises in February 2010. It was noted that the committee met with two contractors: Imagine Audio Video and Intrepid Security. Estimates were presented to the council for the installation of video cameras on the premises with 24 hr recording capability. Another estimate was received for the implementation of a security guard if needed.

Council discussed expansion of the fob access system to the entrances of the buildings. Discussion was also held on installing security cameras at the entrances to the parkade, the bike storage areas and ground level entrances.

Lastly, discussion commenced on re-activating the interior gates and putting those gates on a timer for security proposes. Further review is required and will be reported at the next council meeting. Council will review pricing and budget requirements.

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.

NEW BUSINESS

Parking Audit

Council discussed conducting a parking audit on the premises. Owners are asked to complete the attached form and forward a copy to the Property Manager. Owners are thanked in advance for their prompt reply and cooperation.

Visitor Parking

It was advised that some owners are parking their vehicles in the visitor's parking area overnight instead of using their assigned or rental parking stalls. After discussion, Council advised that owners be reminded of the below:

- Visitor's parking stalls are to be used for guest parking only.
- Extended parking may be granted for guests by the Council and on a first come first serve basis.
- Vehicles may be towed at the vehicles' owner's expense

Council will review further and produce appropriate 'Visitor's Parking' signage to advise violators that they may be towed if found in violation and improper use of the visitor's parking stalls.

Securing the Hot Tub Area

Council discussed the hot tub area relating to the complaints previously received. It was noted that the area requires ventilation and cannot be sealed. Secondly, use of the hot tub is not permitted after 11:00 pm. Other safety concerns were discussed, i.e. Wildlife entering the hot tub area, possible unwanted persons crawling into the hot tub area and possible security breach access points. Council reviewed installing ply wood at the base of the hot tub gates, vented plexy glass to improve security and installing an electronic fob access pad and timer to the hot tub area. Updates pending.

Home Renovation Tax Credit

Council received a request from an owner to review the 'Home Renovation Tax Credit' offered by the Government. Council advises that expenses falling under the eligible expenses are not significant as far as expenses for the period term of January 27, 2009 to February 1, 2010. Expenses have not met the minimum requirement per unit entitlement, as such, Council had decided not to proceed with the preparation of the document.

Dryer Vent Cleaning

Council previously reviewed an estimate to complete the dryer vent cleaning. Thereafter, it was **MOVED/SECONDED** to approve City Air Duct.

CARRIED

Interior Unit Repairs

Council discussed outstanding interior repairs due to common pipe water leak. A proposal was submitted by Phoenix Restoration. Due to costs, Council declined to proceed with Phoenix and advised the Property Manager to contact a handyman to address. Updated pending.

Return of Excess Fobs

Council discussed the return of the excess fobs for a refund as the corporation does not require the use at this time. Eighty excess fobs will be returned.

West Coast Recycling

Council was approached with a request to increase recycling at the property. West Coast Recycling proposed a pick up of recyclable material which the City of Vancouver does not accept. Further action has been suspended as the recycling program is unable to proceed at this time. Owners will be advised at a later date should the program proceed.

CORRESPONDENCE

- a) Noise - Centre Building
- b) Noise - Unauthorized Installation and Noise
- c) Installation of landscaping pavers

Council reviewed the correspondence and directed ColyVan Pacific to respond to the owners in writing.

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 8:45 p.m.

The next Council meeting will be held on Tuesday, April 13, 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