

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON TUESDAY, APRIL 13, 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 6:35 p.m.

MINUTES

Following review of the council meeting minutes of March 2, 2010, it was **MOVED/SECONDED** that the minutes be accepted as circulated.

MOTION CARRIED

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 Treasurer noted that due to cash flow concerns, the contingency reserve fund funded the operation account in order to meet the Strata Corporation Financial obligations for the month of February. After discussion, it was **MOVED/SECONDED** to approve the financials up to and including February 2010 accepted as circulated.

MOTION CARRIED

Accounts Receivable:

Council was presented with the accounts receivables report as of April 13, 2010. The Agent advised on collection efforts by the collection agent. It was noted that success on collecting from one owner in serious arrears was achieved. The collection agent is pending confirmation from the bank on the clearance of the cheque payment. Council noted a refund be issued to two owners for over payment of fees. The Agent will

complete and report back to council at the next council meeting. All other owners in arrears will received the appropriate notices/demand for payment. Updated pending.

BUSINESS ARISING FROM THE MINUTES

IRC Invoice:

The previous Council had completed efforts to resolve the matter with IRC. Council received information that the contractor has present an offer to settle, once again, and threaten legal action for payment they believe they are owed. Thereafter, the Council president advised that he will speak with the Strata Corporation's Lawyer in this regard. Updated pending.

Taylor Munroe Energy Systems Inc:

Council previously discussed with their legal representative the cost of pursuing small claims against Taylor Munroe Energy Systems. Council member, Justin Gebara previously forwarded credit check information on Talyer Munroe Energy Systems. Thereafter, Council advised that further action be deferred indefinitely.

Building Caretaker

It was noted that the building caretaker has completed afterhours and overtime services. The Agent discussed with Council the possibility of implementing overtime cost sheet or compensation for afterhours and overtime services provided. Council advised that a time-in-lieu system be reviewed to compensate the caretaker for afterhours and overtime services he may provide. The Agent will inform the caretaker and implement an overtime sheet submittal system for tracking overtime services. Updates pending.

COMMITTEE REPORT - Security

Council member, Dave Moore advised that estimates to install cameras on the premises are pending. An estimate was received from AIC to expand the fob access system to the entrances of the building. An estimate was also received to re-activate the interior gates with the possibility to program timing on the interior gates to remain open at certain hours of the day and on weekends. It was noted that expenses to complete the desired security upgrades will most likely exceed council's spending authorization. Thereafter, Council discussion holding a Special General Meeting to discuss and approve funds by/with the Ownership for complete further security upgrades. Council will meet in May to advise final figures for presentation to the Ownership at a Special General Meeting in mid June 2010.

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 has implemented an audit of the parking stalls on the premises. The Agent advised that nearly 80% of the owners have submitted their 'Parking Audit Form' as previously distributed with the last set of meeting minutes. The Agent advised that the database is currently being compiled. Once completed, Council will receive a copy of their record.

IMPORTANT

All owners who have not yet forwarded their 'Parking Audit Form' to Colyvan are asked to do so immediately. Owners may drop off their audit forms on site with the caretaker, fax the form to the management company at 604-683-7399 or email the information to the property manager at pdeciman@colyvanpacific.com.

Thank you for your immediate attention.

Securing the Hot Tub Area

Council previously discussed the security of the hot tub area on the premises. Council reviewed and installed plexiglass at the base of the hot tub gates to prevent rodents/outdoor animals from entering the area and aluminum bars were installed to improve security. A review of the installation of an electronic fob access pad and timer to the hot tub area is underway. Updates pending.

Interior Unit Repairs

Council discussed outstanding interior repairs due to common pipe water leak. The Agent advised that the repairs have been completed.

Carpet Cleaning

Council discussed the carpet cleaning project. Two estimates were provided by the Agent. It was noted the one estimate from Easy Care Restoration is pending and will be forwarded to Council when received. Council advise that approval be granted to the contractor coming in at the lowest bid price. Carpet cleaning will be scheduled in May 2010.

Window Washing

The Agent advised that window cleaning estimates are pending and will be forwarded when received. Window cleaning will be scheduled in May. Notices will be forwarded.

East Elevator Concerns

Council was previously advised of elevator malfunctioning at the east building. The contractor has been completing necessary repairs. Permanent repair is scheduled for April 14, 2010. Updates pending.

Skylight

Council was previously advised of skylight damage during the recent wind storm. The repairs are under way. Owners are advised that this was an isolated incident. Other skylights will be reviewed while the contractor is on site.

Bicycle Room Audit

It was noted there may be several abandoned bicycles being stored in the bicycle room. Thereafter, council instructed that an audit of the bicycle room be completed. The Agent was instructed to proceed with the audit and dispose of abandoned bicycles. Update pending.

IMPORTANT

All owners are advised that a bicycle audit will be conducted in May 2010. Please identify your bicycles by removing the notice attached to your bicycle in May. All unidentified bicycles will be removed from the bicycle room within 30 days of the posted notice.

Thank you for your immediate attention.

Fencing Repairs

The exterior fence is currently being pressure washed by the caretaker. Council advised that a contractor be asked to review necessary repairs to damaged or rotten fencing. Thereafter, Council will undertake the painting of the fencing area in the efforts to upkeep the appearance of the property. Updates pending.

Recycling

An owner has volunteered and has presented an offer to the Council to improve the recycling at the building. The owner and Council have undertaken to place recycling boxes for: small batteries, milk cartons, egg cartons, and paint in the parkade for proper disposal. Please look to the notice board for additional information.

Rotary Flat Surface Cleaner

Council discussed purchase of a rotary flat surface cleaner to complete cleaning of the parkade. Council will review if funds are available to purchase the noted equipment.

Rental Units

It was noted that several new tenants have moved into the property. After discussion, Council advise that the Agent review conducting a 'tenant audit' at the premises. Owners are obligated to submit a Form K under the Strata Corporation Bylaws and the Strata Property Act. The Agent will review the audit and advise Council. Updates pending.

Pest Control

It was advised that pest/rodent activity has increased in the last month. Council will investigate and set traps.

Landscaping Privacy Review

The Agent was asked to review a request from an owner in regards to installing some privacy plant material/bushes to create additional privacy. Council asked the Agent to consult with the landscaper on the matter. Updates pending.

Boiler Replacement

It was advised that one of the boilers at the centre building is not functioning. Council has undertaken a review and replacement efforts. Updates pending.

Insulation of Piping

Council asked the Agent to review the insulation of piping identified in the parkade. Updates pending.

CORRESPONDENCE

a) Drainage - Balcony Drain

Council member Dave Moore advised that he will review and report back to council at the next meeting.

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 8:30 p.m.

The next Council meeting will be held on Monday, May 10, 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.