

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON MONDAY, MAY 10, 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
	James Holley	Member
	Dave Moore	Member
Regrets:	Jeremy Bobroff	Member
	Justin Gebara	Member
Managing Agent:	Patricia De Ciman, Property Manager Colyvan Pacific Real Estate Management Services Ltd.	

CALL TO ORDER

The meeting was called to order at 6:33 p.m.

MINUTES

Following review of the council meeting minutes of April 13, 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. After discussion, it was **MOVED/SECONDED** to approve the financials up to and including March 2010 accepted as circulated.

MOTION CARRIED

Accounts Receivable:

Council was presented with the accounts receivables report as of May 10, 2010. All other owners in arrears will receive the appropriate notices/demand for payment. Council noted reversal on one owner's account due to transition to the pre-authorized payment system. The Agent was directed to forward letters to two owners in arrears and one owner for an illegal move. Updates 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. The Council president advised that a meeting has been set to discuss the matter with the Strata Corporation's Lawyer. Updates Pending.

Tenant Audit

The Agent advised that tenant audit information has been forwarded. Response is pending from several owners. The Agent will follow up to request a response. Owners are advised that **Bylaw 15 – Inform Strata Corporation** which state(s); Within 2 weeks of a strata lot being rented to a new tenant, the owner must deliver to the management company a completed Form K – Tenant's Undertaking. Owners who have received this notice are asked to respond even if the unit is currently vacant. Efforts to collect tenant information will be continued by Colyvan.

Parking Audit

Council has implemented an audit of the parking stalls on the premises. The Agent advised that nearly 82% of the owners have submitted their 'Parking Audit Form' as previously distributed with the last set of meeting minutes. Council is urging all owners to please submit their parking information to the property manager as soon as possible.

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.

Skylight

A previously damaged skylight is scheduled for repairs. Owners are advised that this was an isolated incident of damage caused during a windstorm.

Window Washing

The Council received two estimates to complete window cleaning at the property. After review, it was **MOVED/SECONDED** to approve Sea to Sky Window Cleaning Inc to complete all inaccessible windows and the ground floor windows as well as cleaning of the exterior balcony glass railing

MOTION CARRIED

Owners will be notified when the window cleaning project has been scheduled.

Bicycle Room Audit

The Bicycle Room Audit has been scheduled for June 1, 2010. Owners will be asked to identify their bikes by removing the notice/sticker from their bicycle by June 30. Notices will be forwarded in this regard.

Fencing Painting

The exterior fence has been pressure washed by the caretaker. A review with a painting contractor is under review. Updates pending.

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. Since the last council meeting, privacy plant material has been installed. The efforts will be monitored and discussed at a later date.

Irrigation

Irrigation system spring start up has been scheduled with the Caretaker. Updates pending.

Recycling

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.

COMMITTEE REPORT - Security

Council member, James Holley, reported on further security improvement efforts and review with a VPD representative to note priority security review. It was noted that the expansions of the fob access system is most beneficial to the building and a great deterrent by denying access via key entrance. Council member Dave Moore reported on the status of estimates to install cameras on the premises are pending. An estimate was also previously reviewed relating to re-activation of 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.

Council discussed holding a Special General Meeting to discuss and approve funds by/with the Ownership for complete further security upgrades. The Special General Meeting will be scheduled in late June. Notice of Meeting Package will be forwarded to all owners in accordance with the Strata Property Act.

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

Boiler Replacement

It was advised that the replacement of the hot water boiler in the centre building is scheduled to be replaced this month. Owners in the centre building may experience water shut offs and should be notified.

Roof & Envelope Inspection

Council advised that the roof and envelope inspection should be scheduled shortly. Dave Moore advised that he will review and report back to council at the next meeting. The Agent was asked to retrieve the Maintenance Operation Program report of February 2010. Updates pending. Council member Dave Moore advised that he will review and report back to council at the next meeting.

CORRESPONDENCE

- a) Email Distribution of Minutes
- b) Request for additional remote fobs

Council instructed the property manager to respond as instructed. Council will received copies of all issued correspondence.

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 8:11 p.m.

The next Council meeting will be held after the 2010 Special 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.