

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON TUESDAY, JULY 6, 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
Justin Gebara	Member
Dave Moore	Member
Jeremy Bobroff	Member

Regrets: James Holley 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 6:35 p.m.

MINUTES

Following review of the council meeting minutes of May 10, 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 May 2010 accepted as circulated.

MOTION CARRIED

Accounts Receivable:

Council was presented with the accounts receivables report. All other owners in arrears will receive the appropriate notices/demand for payment. The Agent advised that owners with credits in account received refund of the credit amounts as instructed by the Council. Council noted reversal on one owner's account due to transition to the pre-authorized payment system at the previous council meeting and has since been reversed. All other accounts are in order.

BUSINESS ARISING FROM THE MINUTES

IRC Invoice:

The previous Council had begun efforts to resolve the matter with IRC. Council previously received information that the contractor had present an offer to settle, once again, and threaten legal action for payment they believe they are owed. The Council president reported details and recommendation from the legal representative. After discussion on the matter, Council advised that a decision be deferred.

Tenant Audit

The Agent advised that tenant audit has concluded. It was noted that all owners have responded. On-going review on tenancies at the building should be a continual effort. Owners are reminded on the below:

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.

Parking Audit

The Agent advised that the parking audit has concluded. A revised owner/tenant list with assigned and rental parking stall has been forwarded to the Council. A review will be completed by Council and discussed at the later date.

Bicycle Room Audit

The Bicycle Room Audit is underway. Owners were asked to identify their bicycles by June 30, 2010. All unidentified bicycles will be held until July 30th, 2010. Please contact the caretaker if you missed the first cut off to retrieve your bicycle.

Boiler Replacement

The replacement of the hot water boiler in the centre building has been completed. Council thanks the owners for their cooperation during the project.

Roof & Envelope Inspection

Council advised that the roof and envelope inspection was completed in June 2010. Council member, Dave Moore completed the review with the contractor. Report pending.

COMMITTEE REPORT - Security

The Security Committee reported on three estimates received from three security contractor to upgrade/expand the fob access system to the entrance points into the buildings. After review and a detailed discussion of the estimates, Council thanked the Security Committee for all their efforts. Thereafter, it was advised that the Corporation will holding a Special General Meeting to put forward the security upgrade options to expand the fob access system.

The Corporation will be holding the Special General Meeting on Thursday, August 19th, 2010 within the exercise room at the Centre Building. Notice of Meeting Packages will be forwarded to all owners in accordance with the Strata Property Act.

NEW BUSINESS

Zipcar

Council was advised that Zipcar has contacted the Management Company in the hopes for presenting the Zipcar Residential Amenity Program to the ownership of the Delano. This program would present the owner and residents with a discount on membership with Zipcar. Council asked the Property Manager to contact the representative and give them permission to hold a wine and cheese night on August 19th, 2010 – pre Special General Meeting start time.

CORRESPONDENCE

No correspondence received for discussion.

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 8:20 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.