

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON TUESDAY, SEPTEMBER 21, 2010 AT 6:30 P.M.
WITHIN UNIT 106 – 3023 WEST 4th AVENUE, VANCOUVER, BC**

Attendance: Steve Grimmett President
Jill Love Vice President
Dave Moore Member
Jeremy Bobroff Member

Regrets: Odette Krauzig Treasurer
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 July 6, 2010, it was **MOVED/SECONDED** that the minutes be accepted as circulated.

MOTION CARRIED

FINANCIAL REPORT

Up to August 2010

As the Council Treasurer was not in attendance, Council chose to defer review and approval of the Financials up to and including August 2010.

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. It was noted that move-in charges be applied to a unit in the centre building. All other accounts are in order.

BUSINESS ARISING FROM THE MINUTES

SGM Follow-Up

Council discussed the fob access installation project that was approved at the recent Special General Meeting. It was advised that the contractor will begin work shortly. The project will commence building by building. Re-keying of locks will also take place after the fob scanning system is up and running. The project is scheduled to be finalized by

November 2010. Distribution of fobs will be scheduled once the system is installed. Owners are advised that entrance keys will be exchanged for fobs unless a receipt is provided for refund of a key. Additional fobs will be sold at \$50 per fob. No deposits for exchanges will be provided thereafter.

Storage Locker

As discussed at the Special General Meeting, Council has previously reviewed the conversion of the caged bike rooms to storage areas. In 2008, former President approached City Hall in the hope of getting permits to build more storage lockers in the Delano parkade. The City advised that the Delano has exactly the number of parking spaces and bike rooms that are required by the City Code, based on the number of suites in the development. The City advised that converting bike rooms into additional storage is not possible and permits will not be issued as requested. Discussion deferred indefinitely.

Landscaping

Council advised that a landscaping review has been scheduled with the landscaper. Pavers in between the building are scheduled to be installed shortly. Council will be discussing (1) tree care; (2) shrub maintenance; (3) irrigation plan and (4) Lawn review with the landscaping contractor to formulate an overall landscaping management plan at the complex.

Boiler Replacement

The replacement of the hot water boiler in the centre building has been completed. All systems are working appropriately.

Roof & Envelope Inspection

Council advised that the roof and envelope inspection did not take place as previously reported and has been rescheduled. Owners will be receiving an envelope survey under their doors and are asked to fill out the form and drop off a complete survey with the Delano Site Manager. Report pending.

COMMITTEE REPORTS

Security

The Security Committee reported on a recent perimeter breach. An estimate was received to install a protection series aluminium three piece security gate incorporating an open picket design with added security of mesh welded to the inside of each gate section and enhanced with a durable powder coated finish. Corner stress points will be strengthened with a flat bar overlay where the face hardware is mounted. It was **MOVED/SECONDED** to approve the estimate as presented by Precision Door & Gate Service Ltd. to improve the security of the building and the safety of all residents.

MOTION CARRIED
(Unanimous)

NEW BUSINESS

Bylaw Review

It was recommended by Council that the bylaws be reviewed relating to the exercise facility, review of the Fee Scheduled and other items. The Agent recommended that a draft be reviewed by the Strata lawyer to ensure strength in enforcement and

recognition of exposure are noted. Council will review and propose amendments to the Ownership at the next General Meeting.

Hot Water Return Line Replacement (2nd floor Centre Building)

Prior to this council meeting, the Council was advise by the HVAC contractor that repairs were necessary to the ¾ copper recalculating line at the second floor of the centre building. An estimate was received from Brighter Mechanical Ltd. to provide such service. Council has deferred discussion at this time and will review the repairs.

Fencing

Council discussed the wood fencing at the rear of the property. A walkthrough will be scheduled. Council deferred discussion to the next meeting.

Budget Review

Council will review a budget draft prior to the next meeting and will formalize a new budget to present to the owners at the next AGM to be scheduled in November.

Annual General Meeting

A tentative date of November 29th was selected as the date for the Annual General Meeting. This date will be confirmed at the next council meeting.

CORRESPONDENCE

Received: Landscaping Concerns/Noise violation/
Sent: Arrears Statement/Collection Letters

After review of the submitted correspondence, ColyVan was instructed to respond as directed on behalf of the Strata Corporation.

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 8:49 p.m.

The next Council meeting will be held on Wednesday, October 20, 2009 at 6:30 p.m. at ColyVan Pacific's office located at 202 - 5704 Balsam Street, Vancouver, BC.

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.