

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON WEDNESDAY, OCTOBER 20, 2010 AT 6:30 P.M.
WITHIN THE BOARDROOM AT COLYVAN PACIFIC, 202- 5704 BALSAME STREET,
VANCOUVER, BC**

Attendance:	Steve Grimmett	President
	Justin Gebara	Member
	Jeremy Bobroff	Member
Regrets:	Jill Love	Vice President
	Odette Krauzig	Treasurer
	Dave Moore	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 6:30 p.m.

MINUTES

Following review of the council meeting minutes of September 21, 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 September 2010. Preliminary review notes a slight surplus which will be reviewed at the upcoming Annual General Meeting.

Accounts Receivable:

Council was presented with the accounts receivables report. All other owners in arrears will receive the appropriate notices/demand for payment. With the exception of a few owner in outstanding on late payment charges, all other accounts are in order.

BUSINESS ARISING FROM THE MINUTES

Landscaping

Council was advised that a landscaping review was scheduled and completed in September. In attendance at this review, was an owner interested in serving on the landscaping committee. Council was advised that the committee, once it's members are committed, will review the suggestions put forward by the landscaper and provide a report to the Strata Council for consideration. It was noted that pavers are to be installed at the front gate entrance between the centre and east building. Updated pending.

It was noted the winterization of the irrigation system has been completed and review of the irrigation system will be address in the spring. Tree care, trimming and lawn care will be reviewed by Council in the spring.

Annual Envelope Maintenance Inspection

Council advised that the annual building envelope inspection is underway. Council advised that survey to all owners will be distributed shortly. Owners are asked to complete the survey and drop the complete forms at the site manager's office or in a designated location on site. The surveys will be reviewed and file with the 2010 Envelope Inspection.

Annual Roof Maintenance Review

Council advised that the annual roof maintenance review was completed in September. A report is pending. Council advised that all recommendations will be budgeted for and complete in due course.

COMMITTEE REPORTS

Interested in participating?

Council would like to advise that any individuals interested in joining the **Landscaping and/or Security Committee** to contact the strata corporation at its email address: delanocouncil@yahoogroups.com. Council thanks you in advance.

Security

The Security Committee was recently informed of an attempted break and enter at one of the units on the ground floor. Strata has contacted their insurance agent to advise. Council instructed the Agent to draft and distribute notices to the owners.

The Strata Corporation would like to recommend the below safety & Security tips to the ownership:

Safety & Security:

Note: Below are a few home security tips to help you protect your home from burglars.

- 🔑 Engage all locks (handle and base) on your rear sliding doors.**
- 🔑 If possible, place all values out of view.**
- 🔑 It's wise to inform your emergency contact/friends or family should you plan to be away for an extended period of time.**

Remember if you see a situation that doesn't feel right, it's suspicious. Write down all you can about the suspicious persons and activity. Should you witness any criminal or suspicious activity, ALWAYS CALL THE POLICE FIRST.

Landscaping Committee

Nothing to report

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 Strata Council, on behalf of the Strata Corporation, has scheduled a review of the bylaws with their lawyer as advised. The below items are under review and amendments or additions to the bylaw will be put forward at the Annual General Meeting:

- Hours of operation for the exercise facility
- Permitting the installation of hardwood flooring
- Revision of the 'Fines and Fee Summary' Schedule
- Insurance deductible charge-backs in accordance with the Strata Property Act

Council will complete final review and present resolutions to the Ownership at the upcoming Annual General Meeting.

Fencing

A walkthrough was scheduled for review of the fencing at the rear of the property and estimate received. Council deferred discussion to the next meeting.

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

An estimate was previously received to complete repairs to the hot water return line on the 2nd floor of the centre building. Temporary repairs have been completed. Council has deferred discussion at this time and will review the repairs.

Budget:

Council reviewed a proposed budget for the upcoming annual general meeting. After a lengthy discussion and item-by-item review, a draft budget was formulated for presentation to the ownership.

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/B&E

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 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 scheduled after the Annual 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.