

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON MONDAY, JANUARY 17, 2011 AT 6:30 P.M.
WITHIN THE BOARDROOM AT COLYVAN PACIFIC, 202- 5704 BALSAM STREET,
VANCOUVER, BC**

Attendance: Jill Love
Jeremy Bobroff
Justin Gebara
John Ballantyne

Regrets: Dave Moore
Bill McCaig
Cam Bergman

Managing Agent: Patricia De Ciman, Property Manager
Colyvan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The meeting was called to order at 6:45 p.m.

ELECTION OF COUNCIL EXECUTIVE

As directed by the Strata Property Act, the Strata Council must elect an executive council at the first council meeting held after the Annual General Meeting. Thereafter, it was **MOVED/SECONDED** to elect the executives as follows:

Jill Love	- President
Jeremy Bobroff	- Vice President
John Ballantyne	- Treasurer
Cam Bergman	- Co-Chair

MINUTES

Following review of the council meeting minutes of October 20, 2010, it was **MOVED/SECONDED** that the minutes be accepted as circulated.

MOTION CARRIED

FINANCIAL REPORT

Up to November 2010

Discussion and approval of the Financial Report up to and including November 2010 has been deferred to the next council meeting as the new council treasurer will require some time to review the previous month(s) statements. Council to review the CRF investments terms as well as credit reimbursement from AIC for returned garage remote fobs.

Accounts Receivable:

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

BUSINESS ARISING FROM THE MINUTES

Expansion of the Building Fob Access System

Council advised that the building fob access system is nearly complete. Distribution of the new key fobs is scheduled for Wednesday, February 16 & Thursday, February 17, 2011. Notices will be posted to advise all residents of the time and place to retrieve the new key fobs. Identification will be required when picking up the new key fobs. The manual keys will function up to thirty (30) days after distributions of the key fobs to allow all owners time to retrieve their new key fob(s).

Thereafter, council discussed the exchange of manual keys for key fobs. Concerns were noted relating to deposits and policies for the return of deposits. The Ownership discussed, at the Special General Meeting (SGM) and as documented in the SGM minutes, that refunds for any deposit(s) will be return with proof of purchase by submission of a receipt. Council directed that requests will be addressed as they arise. Owners will be asked to forward their concerns through the property agent relating to requests for reimbursement.

Water Treatment System

Council advised that the water treatment system has been put in place and appears to have improved the deposit or residue of mineral stains. The lease agreement has been fully executed. The Agent was asked to notify the insurance provider and advise of the installation of the water treatment system.

COMMITTEE REPORTS

Security Committee

Nothing to report

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

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.

NEW BUSINESS

Operating Schedule

Council reviewed the 2011 operating schedule and operating procedure. After review, it was motioned to accept the Operating Schedule as amended and Operating Procedure as presented.

Garage Gate

It was advised that the new garage gate has been installed and the gate is functioning appropriately.

Fencing

A walk-through of the fencing project was completed in December 2010. Additional repairs will be completed in the Spring. Painting to be completed shortly thereafter.

CORRESPONDENCE

Received: none

Sent: Arrears Statement/Collection Letters

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.

GENERAL AND EMERGENCY CONTACT INFORMATION FOR ALL BUILDING RELATED ISSUES CONTACT:

**Site Manager's Office Hours:
9:00AM – 4:30PM MONDAY TO FRIDAY
Telephone: 604-730-8663**

**PROPERTY MANAGER, COLYVAN PACIFIC
Patricia De Ciman, Strata Manager
8:30AM – 4:30PM Monday to Friday
Telephone: 604-683-8399 Ext. 243**

**24-Hour Emergency Answering Service:
Call 604-683-8399**

The 24 hour emergency answering service is provided in the event of any emergency, such as flood, fire or electrical outage when the Delano staff members are not available. Please be specific with the issue you are reporting so the appropriate personnel can be dispatched. Please also provide the address, your name, suite number and phone number where you can be reached.

ADJOURNMENT

With no further business to be conducted, the meeting was adjourned at 8:45 P.M. The next Council meeting is scheduled for Monday, February 21, 2011.

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.