

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS  
2419, THE DELANO, HELD ON MONDAY, FEBRUARY 28, 2011 AT 6:30 P.M.  
WITHIN UNIT 106 – 3023 West 4<sup>th</sup> AVENUE, VANCOUVER, BC**

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**ATTENDANCE:** Jill Love President  
Jeremy Bobroff Vice President  
John Ballantyne Treasurer  
Dave Moore Member at Large

**REGRETS:** Justin Gebara  
Cam Bergman

**MANAGING AGENT:** Patricia De Ciman, Property Manager  
Colyvan Pacific Real Estate Management Services Ltd.

**GUEST:** Sean Mac Aodh  
Director of Energy Services – Building Energy Solutions

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

**GUEST BUSINESS**

Sean Mac Aodh, owner at the Delano and Director of Energy Services at Building Energy Solutions was in attendance at this meeting to address that Strata Council to discuss presenting a proposal to conduct an energy audit at the Delano. After a detailed discussion, the Council asked Sean Mac Aodh to provide a written proposal for an Energy Audit at the Delano. Thereafter, Sean was thanked and excused from the meeting.

**MINUTES**

Following review of the council meeting minutes of January 17, 2011, it was **MOVED/SECONDED** that the minutes be accepted as circulated.

**MOTION CARRIED**

**SITE MANAGER REPORT**

Council received a report from the site manager. After review, the report was accepted as presented. Council advised that monthly reports from the site manager be a fixed item on the agenda going forward.

## **FINANCIAL REPORTS**

### **Up to January 2011**

Discussion and approval of the Financial Report up to and including January 2011 has been deferred to the next council meeting as a further review period is necessary.

### **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**

Distribution of the new key fobs was completed on Wednesday, February 16 & Thursday, February 17, 2011. The manual locks will be re-keyed on March 31<sup>st</sup> 2011. Council advised that they will review refunds of deposits as they arise. Owners are asked to submit receipts for re-imbusement if possible. Owners who have not yet retrieved their fobs are asked to contact the site manager to arrange pick up.

### **Water Treatment System**

Project complete.

### **Hardwood Flooring**

Council is in the process of reviewing the installation of hardwood flooring on the premises. Further discussion will be conducted at the next council meeting.

## **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 Property Manager in writing.

Council thanks you in advance.

### **NEW BUSINESS**

#### **Realtor Sign Post**

It was reported that the signpost was recently damaged. Council approved that the post be replaced.

#### **Council Resignation**

Prior to this scheduled Council Meeting, Council Member Bill McCaig submitted his resignation and advised Council that he will be unable to serve for the remainder of year. Council accepted his resignation and would like to thank Bill for his service and for volunteering his time and efforts.

#### **Telecommunication Antenna**

The Council received a proposal from a telecommunication company to install an antenna on the roof of the complex. After a detailed discussion, the Council advise that approval will not be granted at this time. The Agent was asked to contact the telecommunication contractor and advise.

#### **Supervision of Children on Common Property**

Council would like to remind owners/residents that children playing on common property be supervised by an adult while on site for the safety of all residents and guests. Children are to be supervised while on common property including the workout facility and spa area at all times.

#### **Recycling Program**

Council would like to sincerely thank Christine Meichssner of unit 303 in the centre building for all her work organizing the recycling program at the complex by volunteering many hours handling the collecting, cleaning and delivering of items. Christine has stepped down from the position. Owners interested in volunteering please contact the Property Manager.

Council plans to show gratitude with a small gift to the owner.

#### **Bottle Recycling Collectors**

Council was advised that some owners may be allowing street people into the building to collect bottles for recycling refund. Owners are advised that this behaviour is detrimental to the security of the building. Owners are asked to conduct themselves appropriately.

#### **Items on Common Property (Hallways)**

Council was advised that some owners are leaving items in the common hallways such as strollers and shoes. Council would like to remind all owners and residents that items

are not to be stored or placed in the common hallways or common property unless in accordance with the strata corporation bylaws. Owners are asked to conduct themselves appropriately.

### **Items in Parkade**

Council discussed items left in the parking stalls that are not permitted to be stored in the parking stall in contravention of the strata corporation bylaws. The Agent was asked to follow up and issue notices if applicable.

### **CORRESPONDENCE**

Received: three request for deposit re-imbusement/hot tub noise concerns  
Sent: Arrears Statement/Collection Letters

***All 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 8:04 P.M.  
The next Council meeting is scheduled for Monday, March 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.

### **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.**