

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION LMS
2419, THE DELANO, HELD ON MONDAY, MARCH 21, 2011 AT 6:30 P.M. WITHIN
THE BOARDROOM AT COLYVAN PACIFIC, 202-5704 BALSAM STREET,
VANCOUVER, BC**

ATTENDANCE: Jill Love President
Jeremy Bobroff Vice President
Dave Moore Member at Large
Justin Gebara
Lauchlin McKenzie

REGRETS: John Ballantyne Treasurer
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 6:30 p.m.

MINUTES

Following review of the council meeting minutes of February 28, 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.

FINANCIAL REPORTS

Up to February 2011

Discussion and approval of the Financial Report up to and including February 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. With the exception of a few owners outstanding on late payment charges, all other accounts are in order.

BUSINESS ARISING FROM THE MINUTES

Hardwood Flooring

Council is in the process of reviewing the hardwood flooring bylaw on the premises. The Strata Council advised they will review an acceptable standard or decibel rating for the installation of non-carpeted services such as hardwood flooring. Further discussion to take place at the next Strata Council meeting.

Boilers

A member brought to Council's attention the maintenance of the boilers on site. It was advised that the Strata has several spare boilers and will act accordingly by using the spare when the need arises.

COMMITTEE REPORTS

Security Committee

Nothing to report.

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

Newly Appointed Council Member

The Strata Council welcomed an owner from the Delano who has expressed interest in volunteering to serve on the Strata Council for the remainder of the fiscal year. Council welcomes Mr. Lauchlin McKenzie aboard.

Exit Doors

Owners are reminded that the exit doors are to remain closed at all time. Owner are not to prop open the exit doorways with any objects.

Bike Rooms

The Council advised that the bike rooms are fobbed and ready for use. Owners are reminded of bylaw 32.6:

- 32.6 No Owner, Tenant, or Occupant Shall:
- (a) Keep or store a bicycle on any part of the Premises except in a storage locker, the Bicycle Storage Area, or a parking stall;
 - (b) Without limiting the generality of Bylaw 3.26(a)
 - i. Keep a bicycle on a balcony or patio;
 - ii. Transport a bicycle in an elevator, hallway or lobby; or
 - iii. Bring a bicycle into the Premises or remove a bicycle from the Premises using any entrance other than the parking garage.

Please ensure that all bicycles are stored in the 'Bicycle Storage Area(s)' on the premises.

CORRESPONDENCE

Received: request for deposit re-imbusement
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 7:15 P.M.
The next Council meeting is scheduled for Monday, May 2, 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 TELEPHONE 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.