

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA CORPORATION
LMS 2419, THE DELANO, HELD ON MONDAY, MAY 9, 2011 AT 6:30 P.M.
WITHIN UNIT 406 – 3023 WEST 4th AVENUR, VANCOUVER, BC**

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

REGRETS: John Ballantyne Treasurer
Cam Bergman
Justin Gebara

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 March 21, 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 March 2011

Discussion and approval of the Financial Report up to and including March 2011 has been deferred to the next council meeting.

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. A review of acceptable standard or decibel rating is being discussed. Further discussion to take place at a subsequent Strata Council meeting. Possible presentation of a $\frac{3}{4}$ vote resolution to take place at the next general meeting.

COMMITTEE REPORTS

Security Committee

Garage Gate

Owners are reminded to wait until the overhead parkade entrance gate is fully closed prior to entering the underground parking area or exiting the parkade via the alley. Your attention to this matter is important to the security of the buildings.

Safety & Security:

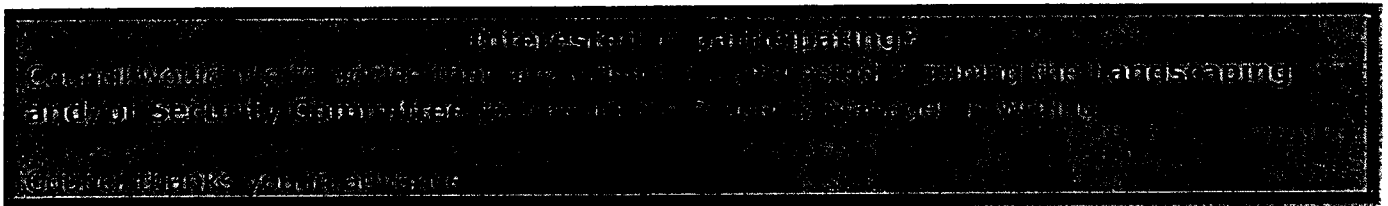
Note: Below are a few home security tips to help you protect your home from burglars.

- 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

Council received notice from an individual interested in participating in the landscaping committee. Council to follow up.



NEW BUSINESS

Items in Parking Area

Owners are reminded of the below bylaw:

12.7 No Owner, Tenant, Occupant, or Invitee shall use a parking stall for any purpose other than parking a vehicle or bicycle, and notwithstanding the generality of the foregoing, no Owner, Tenant, or Occupant shall use a parking stall for storage.

12.8 Notwithstanding Bylaw 12.7, an Owner, Tenant, or Occupant may keep in a parking stall 1 non-flammable storage locker as approved by the Strata Council.

Please also be advised that hazardous or flammable materials such as paint may not be stored anywhere in the parkade.

CORRESPONDENCE

Received: noise complaint/alteration requests/request for deposit re-imburement
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 7:45 P.M. The next Council meeting is scheduled for Monday, June 13, 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.

