

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 869
PACIFIC PLACE LANDMARK I**

Held on Monday, January 26, 2008
at 6:30 p.m. within the Meeting Room
at 950 Cambie Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Jim Malick Tanja Boesche Riaz Kassam Jeffrey Daviduk Nicola Cadwell Martin Jonsson	President Vice President Treasurer
RESIDENT MANAGER:	Susan Lerch	
GUESTS:	Sean Rath David Osmond	Trotter and Morton Trotter and Morton
PROPERTY MANAGER:	James Sullivan	Crosby Property Management Ltd.

The meeting was called to order at 6:40 p.m.

GUEST BUSINESS

Sean Rath & David Osmond from Trotter and Morton

David and Sean presented the council with three quotes. The first quote in the amount of \$21,316.00 plus GST is to rebuild 5 domestic cold pressure relief valves and replace 8 others. The second quote is to cut and remove the sink tie in a unit that is experiencing drainage backup and is quoted at \$5, 659.00, plus GST. The third quote is to fix the deficiencies found in the mechanical within the building and is for \$14,946.00 plus GST. Trotter and Morton were also requested to let the council know the percentage to be owed by LMS 1588 on these projects.

The representatives from Trotter and Morton reviewed each of the quotes and the necessity of doing the work. Council thanked them for their time and they left the meeting.

Report from the Resident Manager – There was a general report on the trades activities in the building within the last month. The Incident Report was reviewed by council. The Resident Manager requested new Bulletin boards for the building. She requested a clip on type. The Property Manager was requested to locate and cost them. Concerns were expressed about the quality of the snow removal service. The sidewalks need to be cleaned in a snow event.

There are continued problems with the excessive plastic and cardboard from Nygard. A couple of emails to the Property Manager for the commercial had recommended that any extra charges be charged back to the commercial account to be paid by Nygard. The plastic and cardboard will be stored in the room next to the recycle area and the Resident Manager will order a pick up when necessary. This cost will be charged back to the commercial account. This was deemed a reasonable outcome.

The Resident Manager was thanked for her report and excused from the meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held December 15, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the November 2008 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is a part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Window washing
Window washing schedule was discussed by council. It was determined to order the window washing be scheduled for May and October. The Property Manager was directed to set this up with Champion.
2. Power Washing the Parkade
The power washing of the underground parkade is to be scheduled for February.
3. Windows project
The windows project was discussed. The council wants to meet with Patrick Roppel from Morrison Hershfield to review the work done and work needed in the future.

CORRESPONDENCE

1. A letter from an owner was received regarding the window project.
2. Quotes for interior painting were received from Welti and Canadian Interior Renovations. The council reviewed both quotes. The Property Manager was asked to contact Welti and request a full quote for the painting of the interior. Also, both companies were requested to submit the specs on the paint they would use, its finish and its ability to be cleaned. Council wants to see the baseboards a darker colour and the company chosen to do the work will have to submit samples for council approval.
3. There was no correspondence brought forward by council.

NEW BUSINESS

1. After hours non-emergency calls and special clean-up by the Resident Manager. There have been several incidents where the Resident Manager was called out after hours for non-emergency issues. There have also been incidents where the Resident Manager has had to clean up after tenants for various reasons. As a result of this the council moved to establish a new Rule.

It was moved/seconded to add a new Rule as follows:

- i. *"All after hours non emergency call-outs of the Resident Manager will be charged to the requesting strata lot at a minimum of \$50.00 for the first hour or part thereof, and then in increments of \$25.00 per half hour after the first hour, any identified "special cleaning" required will also incur a 50.00 fee. Any additional costs for trades will also be added to the the strata lot charges."* CARRIED.
2. It was brought to the attention of council the wooden seats in the men's changing area are in need of replacement. Council decided it was best to do the replacement after other items were addressed.
3. Security. The President requested a long term plan for security for the building be developed. There are cameras added as needed but a long term plan will assist in budgeting requirement.
4. It was moved/seconded to add 3 cameras in the pool area. The cost is \$2,800.00. CARRIED.
5. **Residents are reminded that alcohol, bottles and cans are not allowed in the pool area. Residents found to be bringing any of these items into the pool area are subject to a fine of up to \$200.00.**
6. On-Side Construction came into to clean the damaged common area carpets on the 12th through 15th floors. The cleaning was not sufficient to remove the damage done by On-Side Construction. Council has determined the carpet must be replaced by On-Side. On-Side can use existing carpet that matches the common area carpet now in storage. If there is not enough carpet to do all the replacement required, On-Side Construction will have to find a suitable replacement, get the approval of council for the replacement and finish the job.
7. Lights in the garden need to be replaced. Council agreed to have it done.
8. The work on the bylaws continues. The committee reviewing the changes has removed what was found to be the most objectionable changes as expressed by owners at the Special General Meeting. The committee requested the changed bylaws be brought to the owners at the Annual General Meeting scheduled for March.
9. Trotter and Morton recommended that a roofer company be called in to snake the lines in approximately 30 units in the building. Property Manager was directed to have 3 quotes on the job as soon as Trotter and Morton sent the list of units to be done.
10. One of the penthouse units was to have the outside door fixed by Welti as a part of the window project. The council questioned if this was completed.

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11. The change rooms are in need of a deep cleaning. The Property Manager was requested to get quotes on the work.
12. The quote from Trotter and Morton for the deficiencies in the mount of \$14,946.00 plus GST was approved and the quote for the work to address the drain back up was approved for \$5,659.00. The quote for the pressure release valve replacement was turned over to the Property Manager for additional bids.

There being no other business the meeting was adjourned at 9:25 pm.

The next scheduled Council meeting is February 23, 2009.

James Sullivan
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

<p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</p>
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