

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

Held on Monday, June 23, 2008
Within the Meeting Room 950 Cambie Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Jim Malick	President
	Tanja Boesche	Vice President
	Tanja Radovic	
	Jeffrey Daviduk	
	Riaz Kassam	Treasurer
	Susan Lerch	
	Nicola Cadwell	
RESIDENT ADMINISTRATOR:	Joe Romero	Richstate Services
PROPERTY MANAGER:	James Sullivan	Crosby Property Management Ltd.
	Elena Awchoula	Crosby Property Management Ltd.

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

CARETAKER'S REPORT

- The Council discussed the quote from Cobra Services for new cameras on the P2 and P3 lobbies. We are awaiting approval on that. The Council has also received a quote for reparations on the DVR from Cobra at \$1,895.00 plus tax plus a loaner unit which is costing the Strata Corporation \$200.00 a month. The \$1,895.00 includes labour, shipping and upgrade of the current DVR to 160 gigabyte hard drive. The other option that was offered by Cobra is a new DVR at the cost of \$8,327.00 plus tax which includes installment and a new warranty. We are awaiting repairs to the security camera as they are frozen insuite on the suites' televisions. Security camera in the Resident Administrator's office are not affected. We are currently awaiting the connection of the DVR to the second floor office desktop as per Council approval. This process is on hold until the current DVR is repaired or a new one is ordered. One of the Council members was to check costs of DVRs from an alternate source.
- There was a discussion of the lights and the manifold of the fountain. Council had questioned why there was a charge for repairs to the manifold as it had only been repaired two months ago. The Property Manager explained that in contacting Imperial Paddock Pools, who did the repairs, the leaks that were previously repaired in the manifold did hold however, new leaks did develop and these are being repaired at additional cost. The Property Manager had been directed to obtain quotes on a new manifold for the fountain. Imperial Paddock Pools has been asked for a quote on a new manifold as well as Aloha Pools had also been contacted to give a quote for a new manifold. These should be forthcoming in the next few days.

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- It was reported that Phoenix Restoration is working on the repairs to 1001, 1002, 901 and 902. The source of the leak was due to a recirculating pipe pinhole that was a failed pressure release valve. The pressure release valves for each floor in our building are in the ceiling above the refrigerator in the 01's. The Property Manager was directed to organize a quote on having all of the PRV's in the 01's replaced, what that would cost and the Property Manager was also directed that at time of replacement to make the PRV's be more accessible.
- It was determined by the Resident Administrator that the weak signal that had caused Fire Pro to be called twice was actually being created by electronics from Counterforce and that the incorrect signal from Counterforce was causing the low battery signal. The Property Manager was directed to have the costs for the on site visits by Fire Pro charged back to Counterforce.
- It was determined that the timer switch on the spa had failed and a new timer switch was needed. The Resident Administrator was directed to have that replaced. He was also directed to find out if it could be a more heavy duty timer switch installed as these timer switches are failing on a fairly regular basis.
- It was reported that Concord Glazing had started the window repair work and also Champion Window Washing was starting the window washing. The quote from Champion for having the windows done twice a year, one in May and again in late September for 5 years at a fixed price, exceeded the amount the Council could spend as it was more than the budget and the Property Manager was directed to bring this forward at the Special General Meeting to be scheduled.
- It was reported by the Property Manager that the Vancouver Police Department, Fraud Division, had expressed concerns about the vulnerability of mailboxes in hi-rises in the downtown core. This resulted in identify theft. The Property Manager was directed to contact Canada Post to receive a report on ways to address this problem.
- It was reported by the Property Manager that although the Council had made a decision on past fines by one of the residents to keep the fines in place, the resident had objected strongly to this. The Property Manager was directed to send a letter to that owner stating that Council was keeping the fines in place but that the resident had the opportunity to address Council at the next Council meeting.
- It was further discussed that fobs not registered with the Resident Administrator would be turned off in the next two weeks and that people needed to be sure that their fobs are registered with the Resident Administrator. Those fobs not registered with him, will be turned off and will be unusable.
- It was reported by the Resident Administrator that Fitness Fixation had completed their quarterly maintenance and we are awaiting a quote from Fitness Fixation for repairs.
- Membrane repairs to one of the balconies of one of the units had been requested and the Property Manager had directed two firms to submit quotes on the work. Another firm had submitted a quote based on a patch repair. Council advised the Property Manager to go ahead with the patch repair and to have that work done immediately.

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- There was a discussion of the touch-up agreement with Archway Services. It was determined that Council was dissatisfied with the repair work done and the Property Manager was directed to get three quotes on ongoing touch-ups for the building from three different companies and that repairs of work already performed would be done and the costs would be charged against the amount owed to Archway Services. The list of repairs and paint touch-ups was to be obtained from the Resident Administrator by the Property Manager and that list was to be reviewed by both of them prior to having those repairs done to Council's satisfaction. The Council brought to the Property Manager's attention that there was paint touch-up work that needed to be done on the 22nd floor, next to elevator #3. In an area of the corner of 906 next to the door frame there was a chip where the painter had painted over the chip rather than filling it in and that the wall opposite 2507 needed to be repainted.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meetings held April 28, 2008 and May 26, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the May 2008 financial statements. The March, April and May financial statements brought forward by the Treasurer and were tabled until the next Council meeting. The Property Manager was directed to have the March financial statement sent to the Treasurer.

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 part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Directives to the Property Manager from the last Council meeting were reviewed. At that time, the President directed the Property Manager to bring forward the directives from the April meeting and to be sure those had been reviewed and accomplished. The Property Manager will present that at the next Council meeting.
2. The Morrison Hershfield window project is in process and a change order for the information of Council was presented.

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3. The window project unit preparation quote was brought forward. The Property Manager had requested additional quotes but only the quote from Brawn Restorations Ltd. which was forwarded as other companies were unwilling to quote on this at this time. It was decided to move ahead with the Brawn Restorations Ltd. quote and that was directed by Council. There were some questions about the Richstate Services window project management as to what would be involved. A Council member will work with Richstate Services to explain and decide on what needed to be done and how it would be done.
4. There were some issues regarding the outer parking garage gate and the costs of repairs to the gate so soon after it's reinstallation. The Treasurer directed Versatile Door's invoices not be paid and to advise Versatile Doors, because of their lack of advice, the Strata Corporation has incurred additional expenses because they didn't advise that the cross bar needed to be replaced and there was a question as to who would be responsible for the repairs.

CORRESPONDENCE

Four pieces of correspondence were brought forward to Council.

- An owner asking for an Indemnity Agreement for the installation of laminate flooring. It was approved by Council.
- A letter requesting approval for renovations in a suite that was also approved asking that the Property Manager send out the letter explaining the bylaws for renovations as well as the explanation of hardwood floors and an Indemnity Agreement.
- Another letter requesting renovations. Council directed the Property Manager send a letter with the Indemnity Agreement.
- A letter was received from an owner concerning noise that occurred on Thursday, Friday, and Saturday nights that they were questioning where the security was and why this issue was not brought to the attention of security. The Property Manager was directed to have Crosby's emergency numbers and contact numbers replaced in the elevators for everyone's information.

NEW BUSINESS

1. The water treatment equipment lease was given to Council for their information.
2. A Telus invoice was reviewed. There were some charges that were not clear and the Property Manager was directed to have those charges investigated.
3. The Phoenix Restoration work authorization was presented to Council for their information.
4. A two year maintenance and landscaping plan from Para Space was presented to Council. Council found it confusing as it wasn't clear whether this included the current maintenance agreement and was in addition to the maintenance agreement or included the items currently in the maintenance agreement.

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The Property Manager was directed to contact Para Space and ask for the proposal to be resubmitted with all costs in one proposal.

5. The question was brought up regarding the drain work that had been proposed by Council over a year ago and Quadra had been hired to engineer - had Quadra contacted the Property Manager to let us know when this was going to be done. The Property Manager has contacted Quadra in the past, they have not been able to give us a start date. The Property Manager suggested contacting another mechanical engineering company that he was aware of and would be interested in doing the work if Quadra wasn't able to perform the work in a timely manner.

The July meeting is scheduled for the July 28th, 2008, the August meeting is August 25, 2008. The Council President will be meeting with Crosby Property Management Ltd.'s Senior Manager, Linda Taphorn along with a Council member to discuss Crosby's role with the Council.

There being no further business the meeting was adjourned at 8:57 pm.

ESL

per
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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