

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

Held on Monday, December 15, 2008
at 6:30 p.m. within the Meeting Room
at 950 Cambie Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Tanja Boesche Riaz Kassam Nicola Cadwell Martin Jonsson	Vice President Treasurer
REGRETS:	Jim Malick Jeffrey Daviduk	President
GUESTS:	Owner	
PROPERTY MANAGER:	James Sullivan	Crosby Property Management Ltd.

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

GUEST BUSINESS

One of the owners approached Council regarding the parking stall assignment for his unit. He had entered into a private agreement with another resident to temporarily trade parking stalls, and now wanted to have his initial parking stall back. Parking stalls are limited common property and are assigned to individual strata lots. Council directed the Resident Caretaker to look into the availability of handicapped-accessed parking stall.

RESIDENT ADMINISTRATOR REPORT

The Resident Administrator's report was provided by Alliance Residential Services and briefly reviewed by Council.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held November 24, 2008 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the September and October 2008 financial statements. Approval of the November 2008 financial statements was tabled to the next meeting.

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. The Property Manager was instructed to follow-up with the stucco construction company and Neil Mac with regards to the replacement of the hallway carpets on floors 12-15 following the flood on the 15th floor.
2. Council directed Concord Glazing to finish the window repairs, including operable units, in the suites included in the window project this past summer. The completion Certificate from Concord Glazing has been received for the project.
3. The garbage disposal agreement for the commercial strata lot was discussed due to the concern with the volume of the recycling and garbage from the commercial lot. Property manager was instructed to find details of the current agreement.
4. Council decided to schedule the power washing of the car parkade in mid to late January.
5. Council instructed the resident caretaker to oversee the completion of the window washing project started in August. Only the building sides missed during the initial scheduled window washing will be washed at this time.
6. Payment arrangements between our strata and LMS1588 (930 Cambie Street) were discussed. Property manager was instructed to remind all joint suppliers and vendors to send invoices to LMS 869 only.
7. Council instructed property manager to follow-up with previous caretakers, Rich State Services, on invoices not submitted for services rendered.
8. Trotter & Morton are authorized to start the sewer drainage stack engineering project. All available documents and materials were received from Quadra Pacific and Milani Plumbing.

CORRESPONDENCE

Council reviewed a letter from owner requesting carpet replacement due to damage from the window repair project.

NEW BUSINESS

1. Council set the date for the Annual General Meeting for Monday, March 2nd, 2009.
2. A safe was installed in the 2nd floor office to hold individual residential keys the Caretaker needs to store from time to time.
3. Additional security measures were discussed. It was decided that a security committee to be formed in the new year to look at all options for improving the security and safety of the building.
4. The costs for the cleaning of the joint facilities has gone up. The increase has been passed to LMS 1588.
5. Martin Jonsson, a council member, volunteered to check the security fob access reports.
6. Council discussed the residential bathroom fan units, and decided to work on developing minimum technical specifications for the replacement of these fan units.

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7. We will host a Townhall meeting for all residents on Thursday, January 8, 2009 at 7:00 pm. Alliance Residential Services will be present for introduction. Residents should come prepared with feedback to the bylaws that were presented at the Special General Meeting so that the bylaw committee can start their work for the Annual General Meeting. We will also discuss the summary of the recent toilet leaks, and other upcoming projects.
8. It was suggested that Trotter & Morton should look into the general ventilation of the building.
9. Council will meet in mid-January to start preparing the budget for the Annual General Meeting.
10. Council discussed economic options to improve the change rooms in the join facilities, and the timing of such a project.
11. Council discussed deleting of old access fobs from the system to prevent entry to the building from non-residents. This project is to be started in the new year.

There being no further business the meeting was adjourned at 8:15 pm. The next scheduled Council meeting is January 26, 2008.



James Sullivan
Property Manager
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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.