

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

Held on Monday, July 28, 2008
Within the Meeting Room 950 Cambie Street
Vancouver, BC

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

The meeting was called to order at 6:35 p.m.

GUEST BUSINESS

An owner has attended the meeting and expressed his concerns in regards to the emergency call response that was received in regards to the flood that occurred on June 28th and affected several suites and common areas.

CARETAKER/RSS REPORT

- A complete report from Richstate (RSS) was given.
- The work with various trades was reviewed. The resident administrator was directed to make a list for the touch up painting deficiencies within interior hallways and individual suite doors. Archway will be provided with the list of deficiencies. Archway will repair the deficiencies to the Council's standard or another company will be asked to do the job and deduct the invoice from the holdback.
- Owners are advised that a 7 days notice for move in/out and a 48 hours notice for furniture deliveries are required.
- Owners are advised that if there are any break-ins in the underground parking to report it to the Police and to the resident administrator.
- There were some complaints from owners regarding the building cleanliness. This was discussed with the Richstate Services, our caretaking company.
- The manifold has been repaired and the installation will be scheduled with Imperial Paddock Pools.
- A new DVR (32 Channel) for the security system was purchased at \$3,764.94 and it will be installed by Cobra.

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- A bylaws infraction report was presented. The Property Manager was directed to send the appropriate letters to those owners that are in contravention of the bylaws.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 23, 2008 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements for the month of June 2008 as circulated.
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 part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Directives to the Property Manager: A detailed listing of directives resulting from the June 23, 2008 Meeting and via e-mail were reviewed. Directives that are still pending are: quotations for replacing Quadra, quotations for replacing the PRV's in 01 stack. As a preventive maintenance measure, put together a preventive maintenance plan.
2. Window Project: Due to unforeseen repairs, Council was provided with two change orders in the amount of \$18,300.00 and \$5,600.00. Council has approved the change orders and Concorde Glazing is currently working at the window project.
3. Dryer and Vent Cleaning Schedule: Due to the window project repairs, the dryer and vent cleaning is going to be scheduled between September 29th and October 7th, 2008. The appropriate notices will be posted in the building.
4. Water Damage: Two insurance claims were filed for the water damage that occurred on May 16th and June 9th as a result of a re-circulating pipe pin hole (that was a failed pressure release valve) on the 10th floor and affected another 3 suites. The Property Manager was directed to obtain the detailed plumber reports.

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5. Versatile Door Invoice: Council has directed the Property Manger to pay the invoice in the amount of \$3,806.25 for the installation of the garage gate on April 9, 2008.

CORRESPONDENCE

The Strata Council reviewed several items of correspondence sent out and/or received to the date of the meeting in regards to: reverse the bylaw infraction fines, renovation request letters, cleanliness, social housing in neighbourhood, bylaws fines and dispute chargeback invoices. Council directed the Property Manager to send appropriate letters to the owners.

NEW BUSINESS

1. Water Flooding/Restoration Company: On June 28, 2008 Landmark experienced water flooding that affected several units and common areas. Phoenix Restoration was called out to mitigate the damage and an insurance claim was filed for the Strata Corporation. The plumber invoice and the insurance deductible will be charged back to the unit that originated the flooding.
2. Window Washing: Due to the window project, the window cleaning for one side of the building was postponed until the window project is over. Property Manager to contact Champion for reissuing the invoice after the job will be completed. Residents are advised to report the window cleaning deficiencies within 5 days.
3. Outstanding Invoices: A few outstanding invoices were received from On Side Restoration and Belfor in regards to jobs done in the past. Council asked the Property Manager to obtain more details from the trades.
4. Overdue Accounts: The Property Manager was directed to send arrears letters for all owners with overdue accounts. Owners are reminded that strata fees are due and payable on the first of each month.

There being no further business, the meeting was adjourned at 10:00 pm. The next Council meeting date is tentatively scheduled for Monday, August 25, 2008.



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

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.