

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

Held on Monday, October 27, 2008
at 6:30 p.m. within the Meeting Room
at 950 Cambie Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Jim Malick	President
	Tanja Boesche	Vice President
	Riaz Kassam	Treasurer
	Nicola Cadwell	
	Jeffrey Daviduk	
	Susan Lerch	
	Martin Jonsson	
REGRETS:	Joe Romero	Richstate Services
GUESTS:	Dr. Nicole Aube	Owner
	Gareth McLean	Trotter & Morton
	Luke Magdy	Trotter & Morton
PROPERTY MANAGER:	James Sullivan	Crosby Property Management Ltd.

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

GUEST BUSINESS

The owner of Strata Lot 0058 brought to the attention of Council her concerns and challenges with the current Resident Administrator. Council thanked her for her presentation and she left the meeting.

Gareth McLean and Luke Magdy presented Trotter and Morton's proposal for annual maintenance for the building. This was a very comprehensive review of the mechanical elements of the building including the pool systems. There questions from the Council to understand the specifics of the proposal. The representatives of Trotter & Morton were thanked for their presentation and left the meeting.

RESIDENT ADMINISTRATOR REPORT

The Council and Property Manager reviewed some of the specifics of the administrator's report. The Property Manager was asked to send out letters for bylaw infractions noted in the report with appropriate warnings or fines.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held September 22, 2008 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to table the Financial Statements for the months of June and July 2008 as circulated. CARRIED. The August 2008 financials were tabled until the next Council 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

The Council president brought forward a notice of claim and a notice of withdrawal of claim from Onside Restoration.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. An insurance claim that is completed was presented to Council. The Property Manager reviewed the specifics of the claim and that it would now be closed out.
2. The annual insurance appraisal for the building was brought to Council. The Property Manager was requested to find out the specifics of the appraisal, i.e. did it include the return of the units to new condition?
3. A request for a copy of the recording from after hours call centre with regard to the water leak from Strata Lot #0099 was requested at the last Council meeting. The Property Manager that Crosby has had challenges in obtaining the recording and has not yet been able to do so. The Property Manager was again requested to get obtain the recording and provide it to Council as soon as possible.

CORRESPONDENCE:

1. An email containing designer rendering from the commercial strata lots was received. The design for new signs and the awnings were discussed by Council. The discussion was tabled until the City of Vancouver has commented on the designs.
2. Requests from an owner to reverse certain move-in fees were approved.
3. A complaint from an owner as to the date of the Special General Meeting was acknowledged.
4. An owner challenging a chargeback of a plumbing invoice was taken under advisement. The Property Manager was asked to gather the appropriate invoices to review the history of the incident.
5. Several owners on the 19th floor complained about multiple tenants, cleanliness, the noise and general partying from two of the units on the 19th floor. The Property Manager was asked to send a letter to each of the owners assuring them Council has and is dealing with this issue. Owners are encouraged to continue to provide written complaints to Council for incidents and issues.

NEW BUSINESS

1. After a discussion of the Trotter & Morton presentation it was moved, seconded and carried to accept the offer and to end the contract with Honeywell based on non-performance based on evidence provided by Trotter & Morton. The Property Manager was directed to write to Honeywell to end the contract by November 30, 2008. Council is reviewing a contract for Trotter & Morton to begin on December 1, 2008.

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2. A discussion of some of the reserve accounts by Council took place. There is currently a balance in the Special Levy reserve for the window repair. The Property Manager was asked to contact Concorde Glazing for information on final billing. It was brought forward to Council there is a reserve account for future window work (glazing), established two years ago and based on the Morrison Hershfield building life cycle report recommendations.

The window project began in mid July to make most of the limited repairs necessary for the building. Concorde Glazing have been working off and on since that time and continues to work on the final suite trying to finish their contract. The renovation contractor initially employed was terminated and another contractor (Wolti) retained to complete the renovation work associated with the window project.

3. It was moved, seconded and carried by majority vote to make an offer to a new resident manager. The Property Manager was requested to send notice to Richstate Services to terminate their contract November 30, 2008. The new resident manager is to begin December 1, 2008.
4. It was moved, seconded and carried to initiate discussions leading to a contract with Council's primary choice for Property Manager, provided that owners pass the resolution to terminate Crosby Property Management's contract at the upcoming Special General Meeting.
5. There was a replacement of 11 of the 17 security cameras during the last two months. These cameras provide better, more clear images and will help improve security in the building. Three of the four scenes available to residents on their televisions are new cameras. Positive comments from owners have already been received.
6. Council requested the attachment of information to the council minutes pertaining to the danger of drilling into the floor or ceiling of our building due to the post cable tensioning construction method employed in the floor/ceilings of the building.
7. Council requested the attachment of owner's information sheet be sent with the minutes.

There being no further business, the meeting was adjourned at 9:20 pm. The next meeting is to be November, 24 2008, beginning at 6:30 pm.


James Sullivan
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.

PACIFIC PLACE LANDMARK I– Residential Information

Date: _____

We request the indulgence and cooperation of all residents of Pacific Place Landmark I in trying to update the information needed for Crosby Property Management and our Resident Manager.

We would therefore request that you complete the following form in order that we can update our records.

Suite# _____ Address: _____ Owner Occ. _____ Tenant _____

Resident's Email Address _____

Tenant's Email Address _____

Resident's Name(s): _____

Tel # (H) _____ (W) _____ email: _____

Absentee Owner's Name: _____ Tel# (H) _____ (W) _____

Address: _____

Rental Agent: _____ Tel# _____

Number of Fobs you have _____ (please keep numbers for your records)

Fob # _____

Parking Stall# _____ License # _____

Parking Stall# _____ License # _____

Rental Parking Stall# _____ License # _____

Enterphone# _____ Number of Bicycles in Bicycle Room: _____

Have you provided your apartment door key to Pacific Place Landmark I ? _____

If you have changed your lock and we have a key please advise us so that we may destroy the old key we have on file and replace it with a new one.

Name of contact in case of emergency: (Owner) _____ (Tenant) _____

Relationship: (Owner) _____ Tel# (H) _____ (W) _____
(Tenant) _____ Tel# (H) _____ (W) _____

Please put this under the Meeting Room door or email it to info@allthingsy.com

It would be appreciated if you could complete this and return it by November 30th.

We are sorry that this exercise is necessary, but we feel that to establish good record keeping it is necessary to verify the information.

Thank you.

Crosby Property Management

IMPORTANT NOTICE TO ALL OWNERS AND RESIDENTS

CAUTION: PLEASE SEE THE INFORMATION BELOW WHICH HAS BEEN PROVIDED TO COUNCIL REGARDING OUR POST TENSION CABLE CONSTRUCTED BUILDING.

RECENTLY OUR BUILDING HAS EXPERIENCED AN INCREASE IN RENOVATIONS AND ALTERATIONS TO CONDO UNITS. IT IS OUR RESPONSIBILITY TO PASS ON THIS VERY IMPORTANT WARNING. DRILLING INTO THE FLOOR AND CEILING CONCRETE IS PROHIBITED BY THE STRATA.

October 07, 2008

jmalick

Subject: FW: Post Tension Cables

Hi Jim

In regards to your request on information on this type of system, I have attached a link below with info regarding PT cables. It must also be said that there are many high rise buildings with this system installed.

When drilling is required on this type of building you need to be very sure that you don't nick or cut through these cables. There are cases where the cable has been cut and the concrete has exploded causing a hole in the concrete, weakening the building and causing bodily harm to the person using the drill. Under no situation should any drilling be performed until proper testing has been completed. The structural repairs that could be required once the cables have been damaged could be enormous. To find out whether you have this system or not you need to go back to your engineer/builder who was involved with the construction.

Please copy and paste this into your internet browser for more details on PT cables:

http://en.wikipedia.org/wiki/Prestressed_concrete

Regards,

**Dave Osmond
Service/Operations Manager
Trotter & Morton Facilities Services**