

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

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Held on Monday, November 24, 2008  
at 6:30 p.m. within the Meeting Room  
at 950 Cambie Street, Vancouver, BC

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

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

**GUEST BUSINESS**

One of the owners approached Council regarding the replacement of carpeting in her unit. The carpeting in part was damaged due to water ingress. She is requesting replacement of the carpeting in the living room, hall and master bedroom. She was thanked for her presentation and advised, the Council will take it under consideration.

**RESIDENT ADMINISTRATOR REPORT**

The Resident Administrators report was provided by RSS and briefly reviewed by Council.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held October 27, 2008 as circulated.  
**CARRIED.**

**APPROVAL OF FINANCIAL STATEMENTS**

Approval of the September and October 2008 financial statements were 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**

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. The original paintings and a planned replacement painting owned by the strata corporation were viewed by Council. It was requested the paintings that fit, be put up in the meeting room. Other smaller paintings intended for the elevator lobby on individual floors are available to the floors that have no art-work for hanging at the request of owners on those floors on a first come first served basis. The paintings will be retained if not requested.
2. Power Washing of the Parkade: A quote from Champion was reviewed and approved. The Property Manager was asked to arrange for the work to be done.
3. Dryer vent cleaning is overdue but will have to wait until the work on the windows is completed.
4. An invoice from Phoenix Restoration equaling the strata insurance deductible for a claim regarding an in-suite water leak that damaged other suites was given to Council. The Property Manager was asked to charge it back to the suite responsible.
5. Carpet estimates to be received from a contractor contacted by Council, have yet to be received.
6. The patio door on a unit is in need of repair. The Council is waiting for Welti to give a quote. A decision on a water leak associated with the patio of this same unit was delayed pending additional information.
7. Two quotes from Gess Sound and Security were reviewed by Council. It was recommended they not be approved and a plan for updating the security and cameras in the complex be submitted for Council's review early next year.
8. Some owners were expecting the windows within their units would be worked on this year. It was stated in previous minutes that only the worst units were to be addressed at this time. Council will review with our consulting engineer and bring additional work required to the Annual General Meeting to be scheduled in February of 2009.
9. Continued complaints of noise from units on the 19<sup>th</sup> floor. The Property Manager was asked to fine the appropriate owners.
10. An insurance deductible in the amount of \$5,000.00 to be paid by the Strata Corporation was approved. The Property Manager was asked to charge it back to the suite responsible.
11. The Pressure Relief Valve project passed at the Special General Meeting is scheduled to start on Wednesday, November 26<sup>th</sup>.

## **CORRESPONDENCE:**

1. A request for renovations was reviewed by Council. The Property Manager was asked to find out some more specific information and get back to Council.
2. An owner requested a reversal of a fine. Approved.
3. An owner requested a refund of towing charges. Denied.

## **NEW BUSINESS**

1. It is requested by Council that those people who attended the Special General Meeting and stated they would be willing to serve on a committee to review the bylaws get in touch with Council to set up the committee. The Council also recommends town hall meetings be scheduled to get more input from owners regarding the bylaws and to exchange other information. Martin and Riaz will act as Council's representatives on this committee.

**Minutes of the Council Meeting  
The Owners Strata Plan LMS 869  
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2. There is a new window committee to review work that has been done and needs to be done. This will be represented by Council members, Tanya and Jeff.
3. Notice was given to RichState Services. A new service, Alliance Residential Services will be taking over as on-site building manager. The contract was reviewed by Council and Council's lawyer and approved. The new building manager starting on December 1, 2008 will be Susan Lerch. She can be reached on the strata pager at (604) 450-4501. The hours the resident manager is on duty are Monday – Friday 8:30 am. until 5:00 pm.
4. The Council terminated their contract with Honeywell and has entered into a mechanical maintenance contract with Trotter and Morton starting on December 1, 2008. The Trotter and Morton program offer significant advantages over the former Honeywell program.
5. Notice has been given to Crosby Property Management. The contract with them ends on February 28, 2009. The new property managers are AWM Alliance starting on March 1, 2009. The current Property Manager indicates that they will fully cooperate with the change over.
6. Susan Lerch resigned from Council. She is thanked by all of Council for all of the work she has done as a Council member.
7. There is wallboard waste left by Brawn. It will need to be disposed of.
8. The fountain will be cleaned by Imperial Paddock Pools.
9. Council will attempt to appoint a new Council member to serve until the Annual General Meeting elections but if unsuccessful will operate without a seventh member.

There being no further business the meeting was adjourned at 9:00 pm. The next scheduled Council meeting is December 15, 2008.

  
James Sullivan  
Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-8900 (24 Hours)  
[www.crosbypm.com](http://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.**