

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

Held on Monday, August 25, 2008
Within the Meeting Room 950 Cambie Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Tanja Boesche Riaz Kassam Jeffrey Daviduk Susan Lerch Tanja Radovic	Vice President Treasurer
REGRETS:	Jim Malick Nicola Cadwell	President
GUEST:	Michael Ma	Representing Catherine Hung 980 commercial #1,2,3,4
RESIDENT ADMINISTRATOR:	Joe Romero	Richstate Services
PROPERTY MANAGER:	James Sullivan	Crosby Property Management Ltd.

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

GUEST BUSINESS

Mr. Ma representing commercial strata was introduced to council and made a presentation. After completing his presentation and council discussion, Mr. Ma thanked the Council for their time and excused himself from the meeting.

RESIDENT ADMINISTRATOR REPORT

Council reviewed the reports submitted by the Resident Administrator. The Resident Administrator was thanked for his reports and excused from the meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held July 28, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for the month of July 2008 were tabled until the next Council Meeting. It was suggested by the Property Manager that Riaz, as Treasurer contact the accounting department and request that the financials be sent out as soon after the 15th of the month as possible.

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) OnSide Restoration - Invoices

There were four restoration invoices submitted to Council. These date from 2006 and 2007. Council directed the Property Manager to find out why the emergency services and water damage was not included in the insurance claim that was filed in December of 2006 for two of the invoices. The other invoice (mould on piping/booster pump installation) was also directed to the Property Manager to find out the background.

2) Belfor outstanding invoice

Council requested that the scope of work be checked and that a copy of the initial invoice be submitted to Council. The invoice from Belfor reflects the deductible portion of the insurance claim.

3) Quote from Quadra, McCuaig for the drains

The two quotes were tabled until the next Council Meeting.

4) Quote from Trotter and Morton re: the PRV replacement

We are still waiting for the modified quote from Trotter and Morton that will include the replacement of gyproc and the installation of access panels for the PRV's

5) DVR replacement – camera replacement

Riaz reported that the new DVR will be coming in and installed August 26, 2008. Also Riaz asked that the camera models that needed to be replaced be given to him for research.

6) Security costs

This item was tabled to the next Council Meeting.

7) Final repairs

It has been reported by the Property Manager that the owner of #1506 had called Crosby and his insurance will be taking care of the deductible as well as all of the costs. Council requested a letter from the owners insurance to this effect and a letter stating where the invoices should be sent.

8) Reinstallation of the manifold

The reinstallation has been completed.

9) Follow up PRV

A unit needs to have the PRV replaced and closing of wall done immediately. Council ordered that work to proceed.

10) Para Space agreement

The agreement is in place. It was questioned why the trees on the Cambie side of the building had not been replaced by plants. The Property Manager was directed to find out when these dead trees would be removed and new plants would be installed in the planter.

11) **Fire Pro inspection**

The Fire Pro missed units inspection is rescheduled for September 26 as per the report from Richstate Services.

12) **Arrears letters**

The arrears letters ordered by Council at the last Council Meeting were presented to Council.

13) **Milani invoices from 1001 leak in May and June**

This work was ordered to go ahead and be paid.

CORRESPONDENCE


The Strata Council reviewed several items of correspondence sent out and/or received to the date of the meeting in regards to: reversal of by-law fines, renovation requests, noise complaints, plumbing fee inquiries, and complaints regarding communication with caretaker. Property Manager was instructed to respond to each individual correspondence.

NEW BUSINESS

It is now the policy of Strata Corporation to remove any items found in exit stairwells. It will be noted that if the owners of the items left in exit stairwells are identified, fines will be enforced.

- The water in the centre island area is being looked after by the sister building 930 Cambie. Currently ParaSpace is doing deep root watering in an attempt to save plants.
- There is a Belfor invoice for floor and ceiling that should not be paid and should be covered by Belfor itself.
- Council discussed concerns with Richstate Services and responsiveness to the messages left by owners.
- Council would like a Special General Meeting to be scheduled on the same date as the normal Council Meeting in October. The date of the Special General Meeting is October 27, 2008. The three items on the agenda:
 - 1) Bylaw approval that was missed at the Annual General Meeting.
 - 2) Cost of the PVR replacement. That cost be taken from the CRF
 - 3) $\frac{3}{4}$ vote on changing Property Management companies.

There being no further business, the meeting was adjourned at 9:30 pm. The next Council meeting date is scheduled for September 22, 2008.


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.