

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

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

COUNCIL IN ATTENDANCE:	Jim Malick Tanja Boesche Jeffrey Daviduk	President Vice-President
REGRETS:	Nicola Cadwell Susan Lerch	Treasurer
RESIDENT ADMINISTRATOR:	Joe Romero	Richstate Services
PROPERTY MANAGER:	James Sullivan	Crosby Property Management Ltd.

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

An owner presented a copy of his strata account. Several fines for not reserving the elevator 7 days in advance and a fine for renovation trash not properly removed had been charged to him. He felt that these fines were unjust and requested the council reverse them.

He was thanked for his time and advised Council would discuss his concerns and the Property Manager would write him a letter of Council's decision.

Richard Lobb of Hytec Water Management Ltd., presented Council with a contract for the new system and the lease agreement for the equipment. Council requested the opportunity to review all of the paperwork and promised to respond quickly. Mr. Loeb was thanked for his time and left the meeting.

CARETAKER/RSS REPORT

- A complete report was presented to council for their review. The first part dealt with the work being done in the last month by the trades. RSS reported that Honeywell have advised that they are finished with the work they were responsible for on the fire panel. RSS has contacted Fire Pro to be sure they were aware Honeywell was finished so that the work Fire Pro needs to do to complete the work on the fire panel can be completed.
- Nygard, the company leasing the commercial property reported back on their investigation on the damage to the wiring in the parkade. They could find no culpability in the damage. Council directed RSS to proceed with having the repairs made.

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- The work on the hot tub/spa is now complete. The Property Manager was directed to contact Honeywell to express how displeased council and owners were over the length of time to get the work completed.
- Fire Pro has completed their annual inspections. Council will receive a report within two weeks.
- A resident was observed on camera damaging the Plexiglas on a message board in the elevator. RSS was directed to have the Plexiglas replaced and the Property Manager was directed to charge the cost of replacement back to the unit.
- A resident was observed throwing junk mail away on the floor of the lobby. The Property Manager was directed to send a letter of warning.
- A resident was again selling clothes illegally in the lobby. The Property Manager was directed to send a letter and fine to the resident.
- There were concerns expressed about the security firm. The Property Manager was directed to have a representative to come to the next council meeting.

APPROVAL OF COUNCIL MEETING MINUTES

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

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to table the January financial statements.

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. Review of the New Fiscal Year Budget

The council agreed to bring the budget as circulated to the Annual General Meeting.

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2. Report from Morrison Hershfield

A copy of the report submitted to the Council President was reviewed. The Property Manager was directed to scan the updated report and send it to all Council members.

3. Review of the Bylaws

A comprehensive review of the Strata Corporation bylaws and new bylaws provided by our lawyer was completed by Council. The resulting proposed bylaws were reviewed by legal council. The minor updates and completed bylaws will be brought to the owners at the Annual General Meeting.

4. Resolution for AGM

A new resolution for the work by Quadra on the building drainage system will be brought to the owners at the Annual General Meeting.

5. Annual General Meeting

The Annual General Meeting is scheduled for April 7, 2008 at 7 pm. Sign in will begin at 6:30.

CORRESPONDENCE from the Property Manager

1. A dispute by an owner over a plumbing bill was discussed. It was resolved and the Property Manager was directed to write to the owner.
2. A request for in-suite renovations was presented to Council. Council wants to advise all owners that all renovation requests must be signed off by Council. Please put your requests for in-suite renovations in the strata mailbox for Council's consideration. A description of the renovations is required.
3. An owner's tenant has a dog. The Property Manager was directed to fine the owners of the unit. Council has instructed that not pet signage is to be posted at entrees to the building.

Owners are again reminded they are responsible for their tenants and for the tenants knowing the bylaws. Please be sure you inform all tenants of the Strata Corporation bylaws. Please be sure a Form K is sent in for all tenants.

NEW BUSINESS

1. Elevator

Otis Elevator has not responded to our request for information. The Property Manager was directed to write to our account representative and his superior and make the request again.

2. Security

A quote from Cobra was requested for an additional camera for the parkade entrance.

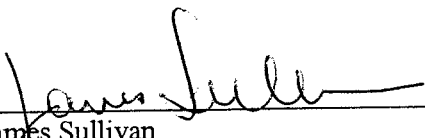
3. Resident Manager

Residents are reminded that Joe, resident administrator, will return your message within 24 business hours. If you leave a message on Friday, he will call you on the following Monday. If you are unable to

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wait, please call the Property Manager, James Sullivan at 604-689-6967. After hours emergencies, please call Crosby Property Management at 604-659-2931.

There being no further business, the meeting was adjourned at 7:55 p.m. The next meeting will be held on March 24, 2008 at 6:30 p.m.


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.