

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

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Held on Monday, September 22, 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 Nicola Cadwell Jeffrey Daviduk Susan Lerch Tanja Radovic	President
<b>REGRETS:</b>	Tanja Boesche Riaz Kassam	Vice President Treasurer
<b>GUESTS:</b>	Michael Ma  Dave Osmond Gareth McLean  Miruna Laza	Representing Catherine Hung 980 commercial #1,2,3,4  Trotter and Morton Trotter and Morton  Owner
<b>RESIDENT ADMINISTRATOR:</b>	Joe Romero	Richstate Services
<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**

The guest owner explained her request to have a key to the doors in the stairwell. Council understood her reasoning and will take the matter under advisement. The guest excused herself from the meeting.

Mr. Ma, representing commercial strata made a further presentation to Council continuing the discussion from last council meeting. Mr. Ma thanked the Council for their time and excused himself from the meeting.

Mr. Osmond and Mr. McLean from Trotter and Morton gave Council a presentation on the Pressure Release valves in the building and their possible location. Trotter and Morton were requested by the Council to present a plan and its accompanying costs to Council to be presented to the ownership at a community meeting at a date yet to be determined.

### **RESIDENT ADMINISTRATOR REPORT**

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

### **APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held August 25, 2008 as circulated.  
CARRIED.

### **APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to table the Financial Statements for the month of August 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**

#### **Three Resolutions for the Special General Meeting**

There were three resolutions presented to Council by the Property Manager for the upcoming SGM. The Council will review them.

#### **Request from Nygard**

There was a request from Nygard to keep the banner up for another 30 days. Approved.

### **CORRESPONDENCE:**

- An owner presented an article on Polybutylene piping. This issue doesn't exist in this building according to the findings of Morrison Hershfield.
- A quotation for some repairs to the fitness centre approved
- A request from an owner regarding carpeting in her suite. The Property Manager was asked to respond in writing.
- Invoice from OnSide. There was a discussion of the invoices followed by the property manager's advice that these invoices be paid to avoid any legal actions. The advice was also to work out who was ultimately responsible for the costs to be worked out by Council after the invoices are paid.

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**NEW BUSINESS**

- Invoices shared by 930 Cambie were discussed
- There was a suggestion to allow those people not wishing to store their bicycles in the store room because of their value be allowed in the building in bicycle bags that completely enclose the bicycle so that they will not damage walls, elevators or other common property.
- Trotter and Morton were consulted on the sewer drainage stacks as to how to proceed with repairs. Quadra Pacific Consultants is requested to send all documents, drawings and other items associated with this project.
- There are several paintings in storage. It was discussed that maybe one or two of them could be hung in the community room. The others will have to be discussed further.
- The invoices from Archway are to be paid.
- Council was informed that some fobs of owners in 950 Cambie were not working for parking gates for 930 Cambie. We ask owners of 950 Cambie to determine if their fobs work for the 930 parking garage doors and if your fob is not working to contact James Sullivan and provide your name, suite number and strata lot number as well as the fob number and we will work with 930 Cambie to have these fobs reinstated in their system to open their parking garage doors.

There being no further business, the meeting was adjourned at 9:05 pm. The next meeting is the Special General to be held October 29, 2008. The meeting will start at 7:00 pm. Sign in begins at 6:30 pm.



James Sullivan  
Property Manager  
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**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.**