

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

Held on Wednesday, March 26, 2008
Within the Meeting Room 950 Cambie Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Jim Malick	President
	Susan Lerch	
	Nicola Cadwell	Treasurer
	Jeffrey Daviduk	
REGRETS:	Tanja Boesche	Vice-President
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.

CARETAKER/RSS REPORT

As per the last Council meeting, the Rich State Services report was delivered to Council before the meeting for review. Council reviewed several sections including trades and the work done during the last 30 days, and the incident report. This led to discussion of the drain work by Quadra Pacific and the Window Curtain Project.

Joe was thanked for his report and excused.

APPROVAL OF COUNCIL MEETING MINUTES

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

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the January 2008 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.

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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. Hytec Water Management Installation

The installation of the Hytec Water Management equipment was completed. Hytec will inspect the equipment every 2 weeks for the first 3 months to be sure everything is working according to specifications. A monthly report will be sent to the Property Manager and the Council once each month.

2. Nygard's Share of the Apple Security Bill

A letter was sent to Nygard to collect their share of the security costs incurred by the Strata Corporation. They have not yet responded. The Property Manager was directed to contact them to find out when a cheque will be sent.

3. Quote from Cobra

A quote for \$1,800.00 was received from Cobra security for the addition of two more cameras. Council requested this be put on hold until some questions regarding the current installation were answered to Council's satisfaction.

4. Fire Pro Report

Council was once again concerned over the apparent lack of action with regard to completing the fire panel installation. The Property Manager was strongly directed to have Fire Pro finish the work on the fire panel. The Property Manager was further directed to hold any Fire Pro billing until this work is completed.

Council directed the Property Manager to create a spreadsheet to show how often smoke detectors in individual units were tested. All units are required to be tested once a year.

The Property Manager was directed to have the wall covering around the fire panel replaced as well as the wall covering replacement needed in the community room.

In response to concern expressed by Council concerning the requirement for fire drills for the building, the Property Manager reported that Fire Pro reported that fire drills are required by the Fire Code, however, "99.99%" of residential buildings do not conform. It is enforced strictly for businesses. If Council decides to have a fire drill, Fire Pro is able to assist in the organization of it but charges \$100.00.

5. Annual General Meeting - Budget

Council raised concerns regarding the AGM notice. Council had spent considerable time on revisions to the Bylaws for the Strata Corporation as recommended by our lawyer to bring the bylaws up to date. Upon recommendation of Crosby, it was determined that it would be more appropriate to hold a

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separate Special General Meeting at a later date. The reason being, that a complete review of the bylaws would take considerable time at a meeting and the current resolutions included in this AGM would be sufficient.

One concern was the inclusion of Resolution B, requesting the amount of the overage in the decorating levy to be covered. It was pointed out to the Property Manager that this amount was incorrect, there is no deficit and funds were previously identified for this project. After research, it was found the deficit shown in the accounting records is in fact an accounting coding error. This error has been corrected by Crosby and in fact the project was \$11,000.00 under budget. It was determined that Resolution B is void and would not be voted on at the AGM.

It was further pointed out the amount in the preamble of Resolution C was mistyped. The correct amount should read \$119,000.00 not \$109,000.00 as printed.

6. Annual General Meeting Assistance

The Property Manager pointed out the Strata Property Act forbade the Property Manager counting ballots. The Council assured they will be willing to assist.

7. Report from Morrison Hershfield

The Property Manager was directed to include the Morrison Hershfield letter concerning their inspection and the accumulation of condensed moisture at the windows with the minutes.

8. Lobby Floor – Refinishing

The lobby floor was scheduled to be refinished on Wednesday March 26, 2008 starting at 7:00 pm. Although the Resident Administrator waited for them until after 8:00 pm they were a no show. Upon being contacted they stated they were still tied up on another job. As a result, the refinishing of the lobby floor is now rescheduled for Thursday, April 3, 2008 starting at 7:00 pm. The Resident Administrator will post notices.

9. Otis Elevator

The Strata Corporation contracted with Otis some time ago to have monthly reports on the operation of the elevators. Otis has an eservice that contacted via the internet will give us the appropriate reports. Otis was contacted and instructed the Resident Administrator how to set up access. Otis has yet to provide instruction on how to use the system. The Property Manager was instructed to contact them to have this done immediately.

CORRESPONDENCE

1. A resident requested storage of moving pods on Friday, March 28, 2008 until noon on Saturday, March 29, 2008. It was approved by Council.
2. A stain in a bedroom ceiling was reported and the Property Manager was directed to investigate.
3. A report on damage to the membrane on a balcony was reported on and reviewed by Morrison Hershfield. The Property Manager was directed to have the membrane repaired.

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NEW BUSINESS

1. Quadra
The Property Manager was directed to get in touch with Quadra to determine a schedule of the work.
2. Wall Damage
A damaged wall was observed on P1. The Property Manager was directed to have it repaired at the same time the work on the wall covering is done. Increasing the height of the baseboard was to be considered to protect the wall from further damage.
3. Apple Security
Council requested Susan and the Property Manager to review our security service and provide a recommendation concerning security at the next Council meeting. It was noted that there had been considerably fewer break and enter issues since implementing a security program.
4. Morrison Hershfield
The Property Manager was directed to contact the units visited by Morrison Hershfield and members of Council to let them know the progress of the Morrison Hershfield inspection.

There being no further business, the meeting was adjourned at 8:45 p.m. The next meeting is the Annual General Meeting scheduled for April 14, 2008.


James Sullivan

Property Manager

CROSBY PROPERTY MANAGEMENT LTD.

General Office # (604) 683-8900 (24 Hours)

www.crosbypm.com

<p>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.</p>
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MORRISON HERSHFIELD

Suite 610, 3585 Graveley Street, Vancouver, British Columbia V5K 5J5
Tel. (604) 454-0402 Fax. (604) 454-0403 www.morrisonhershfield.com



February 20, 2008

MH Ref.: 5032281.12

The Owners, Strata Corp. LMS 869
Pacific Place Landmark I
950 Cambie Street
Vancouver, B.C.

c/o James Sullivan
Crosby Property Management Ltd.
Suite 600, 777 Hornby Street
Vancouver, B.C., V6Z 1S4

Dear Mr. Sullivan,

Re: Indoor Humidity Control at 950 Cambie Street, Vancouver, B.C.

Background

Morrison Hershfield was requested by the Strata Council (LMS 869) at 950 Cambie to provide a discussion of how occupants can control humidity in their suites. This report supplements a review of suites in December 2007 and report issued on February 19, 2008.

Discussion

The best method for keeping the indoor humidity levels as low as possible is to regularly use exhaust fans to remove the interior humid air and replace it with fresh air. Bathroom and kitchen fans are the key to this concept as they are in areas where significant levels of moisture are generated (cooking, showering, bathing, etc.).

It is also very important to ensure that clothes dryers work as effectively as possible. This means that dryer lint traps must be cleaned regularly and that ducts and vents must be cleaned often to remove lint accumulation.

Typical activities that would help reduce the interior humidity are:

- Regularly use the bathroom fan while showering or bathing, and keep it running for at least a couple of hours after you finish. Humidistats (located in each suite) should be set to automatically operate the fans as required.
- Regular use of the kitchen fan during and after cooking even during cool weather.
- Open windows to provide natural ventilation of the home.
- Limit the number of potted plants in the home.

- Ensure that the bottom of the entry suite doors is not obstructed to allow fresh air to easily enter the suite from the common corridor.
- Obtain and operate dehumidifiers.


Moisture accumulation typically was observed in areas covered by blinds and curtains, furniture, and concrete columns, which restrict heat flow to the windows. Ways to warm up the window system and therefore reduce condensation are:

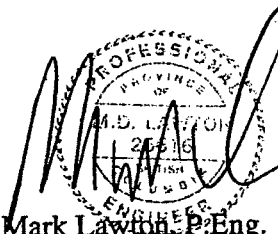
- Avoid placing furniture against exterior walls which may block circulating air.
- Regularly open curtains, drapes and blinds to allow frequent circulation of air over the windows.
- Provide a direct, but safe, heat source to the base of the windows.

During cold and rainy weather in a Vancouver winter, the outdoor air holds some moisture which is brought into the indoor space and in addition to moisture generated within each suite creates conditions favourable for condensation. As a consequence, it may be difficult distinguishing if moisture observed on the windows occurs only during periods of heavy rain or prevalent during cold and high humidity weather.

We trust the above discussion provides the necessary information to assist individual occupants in the building to address issues related to condensation on the interior of windows at 950 Cambie.

Yours truly,
Morrison Hershfield Limited


Patrick Roppel, P.Eng.
Project Engineer


Mark Lawton, P.Eng.
Principal

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