

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

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

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<b>COUNCIL IN ATTENDANCE:</b>	Jim Malick	President
	Tanja Boesche	Vice President
	Tanja Radovic	
	Jeffrey Daviduk	
	Nicola Cadwell	Treasurer
<b>REGRETS:</b>	Susan Lerch	
	Riaz Kassam	
<b>RESIDENT ADMINISTRATOR:</b>	Joe Romero	Richstate Services
<b>PROPERTY MANAGER:</b>	James Sullivan	Crosby Property Management Ltd.
	Elena Awchoula	Crosby Property Management Ltd.

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

**GUEST BUSINESS**

Ardie Fard from Archway renovation Ltd has presented the duties that are performed by Archway Renovation at Landmark and are included in the painting maintenance agreement. Archie noted that the touch paint job done by Archway is done twice a year and they estimate a price increase for their service for the coming year.

**CARETAKER/RSS REPORT**

- A complete report from Richstate (RSS) was given.
- The work with various trades was reviewed.
- A pile of garbage was found in the garbage room in front of the bin. Joe was directed by Council to review the video camera tapes in order to find who dumped the garbage and bylaw infraction fine to be applied by the Property Manager accordingly.
- Owners are advised that a 7 days notice for move in/out and a 48 hours notice for furniture deliveries are required.
- Owners are advised that if they do own a motorcycle and need parking to contact the resident administrator, Joe Romero.
- Owners are advised that if there are any noise complaints, especially in the week-end, to contact Crosby Property Management at 604 -683 -8900.
- There were some complaints from owners regarding the parking and hallways cleanliness.

**Minutes of the Council Meeting**  
**The Owners Strata Plan LMS 869**  
**Held on Wednesday, May 26, 2008**

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Joe Romero follows up with the cleaning company and the property manager to follow up with parking power washing.

- Council has approved to have Welte looking into connecting the water pump to the emergency generator.
- Fire Pro to provide the fire inspection report and schedule the repairs in order that the access notices to be sent to the owners in a timely manner.
- Parking power washing was approved. Property manager to get quotations.

**APPROVAL OF COUNCIL MEETING MINUTES**

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

**APPROVAL OF FINANCIAL STATEMENTS**

The approval of April, 2008 financial statement was tabled until 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**

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. Fire Pro - Fire Panel. The glass which covers the fire panel to be replaced by Fire Pro and charged back to the owner that caused the damage.
2. Morrison Hershfield-windows project – The Property Manager to schedule a meeting with The representative from Morrison Hershfield and the Council regarding the window project and a starting date to be obtained.

**CORRESPONDENCE**

The Strata Council reviewed several items of correspondence sent out and/or received to the date of meeting in regards to: reverse the bylaw infraction fines, to remove a dog from a strata lot; the parking cleanliness. Council directed the Property Manager to send appropriate letters to the owners.

**Minutes of the Council Meeting  
The Owners Strata Plan LMS 869  
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**NEW BUSINESS**

1. Dryer Quotes. A quote of \$ 6950 plus GST from Power Vac for dryer vent cleaning (exterior /interior) was approved.
2. Window washing. Council has authorized that window cleaning to be scheduled for June 2008. A quote of \$ 12400 was received from Champion for washing the windows two times a year. Property manager to confirm the one time washing quote for \$ 6200 with Champion
3. P1 Pump repairs. A quote of \$ 1100 from Brite Pools to rebuild the pump at P1 level was approved. The pump is not working properly and making lots of noise.

There being no further business, the meeting was adjourned at 8.50 pm.



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.**