

**Strata Council Meeting Minutes**  
**Strata Plan LMS 4456**  
**938 Nelson Street**  
**Vancouver, B.C.**

Held: Tuesday, February 3, 2004  
Via Teleconference

PRESENT: Nell Dragovan, Philip Jhin, Bob Levetown Kevin Soriano, Dan Wilson

REGRETS: Rick Dickson and Lyndon King, Strata Agents

CALL TO ORDER: All present were polled to confirm that each had consented in advance to the calling of this council meeting on less than one week's notice. Confirmation being given, the meeting was called to order at 4 p.m. At the suggestion of Philip Jhin and with the assent of all present, Bob Levetown acted as meeting chairman.

MINUTES OF THE PREVIOUS MEETING: Minutes of the meeting of December 15, 2003 as amended by the notice circulated to all owners thereafter by then Council President Dale Cooney were discussed following which a motion to adopt the minutes as amended was presented, seconded and carried.

COUNCIL MEETING SCHEDULE: The regularly scheduled Council meetings for 2004 will convene at 2 p.m. on March 30, June 22, September 21 and December 10. Additional teleconference meetings will be scheduled as necessary.

ELECTION OF OFFICERS: After a discussion of what the responsibilities of each officer position should be for 2004, Phil Jhin moved the election of the following slate of officers: Bob Levetown, President; Philip Jhin, Vice President; Nell Dragovan, Secretary; and Kevin Soriano, Treasurer. Dan Wilson then seconded the motion and the motion carried.

RECRUITMENT OF ADDITIONAL COUNCIL MEMBERS: The Council agreed that the owners should be advised that positions for two additional Council members exist and that expressions of interest from the owners should be solicited in order that the Council may elect the additional members at the March meeting.

ESTABLISHMENT OF COUNCIL COMMITTEES: The Council determined to establish the following committees:

- Operations (including maintenance, safety, and security)
- Relations with Developer and Third Parties (Including deficiencies & cost allocations)
- Financial (Including reports, reserve fund study and insurance)
- Special Projects (Including art & furnishings and web site implementation)

Architecture and Design Committee (Including structural issues & remodeling applications)

Council agreed to instruct the concierge to maintain a sign-up sheet for persons who would like to join these committees as a way of participating in the strata's management without having to make the time commitment necessary to serve on the Council. The Council will confirm the membership of these committees at its March meeting.

NEW BUSINESS: Philip Jhin agreed to obtain documentation of the unevenness of the tiles in the main lobby and, as a security measure, to obtain a complete list of any non-resident fob holders. Nell Dragovan announced that the deposits for the artwork and furnishings approved by the owners at the Annual General Meeting would be sent this week to the suppliers.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:40 p.m.

Robert A. Levetown  
Council President