



January 17, 2014

**ALL OWNERS  
STRATA PLAN LMS 4456  
"One Wall Centre"  
938 Nelson Street  
Vancouver, BC**

Dear Owners:

**STRATA FEES EFFECTIVE – JANUARY 1, 2014**

As a result of the new budget approved at the recent A.G.M., your monthly strata fees have increased. A schedule of the new monthly strata fees is attached.

If you are currently on the pre-authorized payment plan (PAP), there will be no need to contact our offices, as the amount of your strata fees will be adjusted accordingly. Please note that a strata fee retroactive adjustment is required for the month of January; this will automatically be deducted on PAP February 1, 2014.

Should you choose not to enroll in the PAP program, kindly forward your twelve post-dated cheques, for your monthly strata fees, to Ascent Real Estate Management Corporation for the fiscal year beginning January 1, 2014 to December 31, 2014 inclusive. If you have already paid for January, please also submit a cheque for the difference between the old and new amounts. Please generate cheques made payable to "OWNERS' STRATA PLAN LMS 4456", with your strata lot number quoted on the bottom left side.

However, if you are not presently on the PAP Plan but wish to enroll, a PAP form can be obtained on our website ([www.ascentpm.com](http://www.ascentpm.com)) and look under forms. Please complete and return it to the Accounts Receivables department, as soon as possible.

Should you require any assistance, or have any questions in this regard, please do not hesitate to contact myself or the Accounts Receivable Department.

Yours truly,

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan LMS 4456

Ken Dahl  
Strata Agent  
Direct Line: 604-293-2431  
Email: [kdahl@ascentpm.com](mailto:kdahl@ascentpm.com)

KD/cvb

cc: Tory Matsen, Strata Accountant

**STRATA PLAN LMS4456  
ONE WALL CENTER  
APPROVED ANNUAL BUDGET  
EFFECTIVE JANUARY 1, 2014 - DECEMBER 31, 2014**

	<b>Annual Budget</b>
<b>Revenue</b>	
3000-0000 Operating Income	640,462.50
3010-0000 Contingency Reserve Income	90,000.00
<b>Total Income</b>	<b>730,462.50</b>
<b>Expense</b>	
4000-0000 Agent Fee	23,940.00
4010-0000 Legal/Consulting fees	15,000.00
4012-0000 Photocopying/Postage	4,000.00
4015-0000 Bank Charges	216.00
4016-0000 Miscellaneous	5,000.00
4040-0000 Insurance	87,362.50
4040-0020 Insurance Deductible Repairs	35,000.00
4050-0000 Electricity	26,800.00
4052-0000 Water & Sewer	7,394.00
4056-0000 Garbage Collection	2,000.00
4058-0000 Gas	58,800.00
4106-0000 Security	55,000.00
4110-0000 Telephone/Internet	3,200.00
4130-0000 Elevator	30,000.00
4160-0000 Repairs/Maintenance & Plumbing-Scheduled	35,000.00
4160-0030 Plumbing & Mechanical Repairs	22,300.00
4162-0000 R & M - Carpet Cleaning	3,200.00
4217-0000 Christmas Decorations - Lobby	3,500.00
4220-0000 Window Cleaning	8,500.00
4232-0000 Janitorial	57,500.00
4300-0000 Landscaping	5,500.00
4400-0000 Website	750.00
4500-0000 Caretaker Wages	150,500.00
<b>Total Expense</b>	<b>640,462.50</b>
<b>Surplus(deficit) from Operations</b>	<b>90,000.00</b>
4800-0000 Contingency Reserve Transfer	90,000.00
<b>Total operating surplus(deficit)</b>	<b>-</b>



**STRATA PLAN LMS 4456  
ONE WALL CENTRE  
APPROVED STRATA FEES SCHEDULE  
EFFECTIVE JANUARY 1, 2014 TO DECEMBER 31, 2014**

<b>OPERATING FEE</b>	640,462.50
<b>CONTINGENCY RESERVE FEE</b>	90,000.00
<b>TOTAL STRATA FEES</b>	<b>730,462.50</b>

			<b>STRATA FEES 2014</b>			<b>2013 STRATA FEES</b>	<b>Increase Fees</b>
<b>S.L.#</b>	<b>UNIT #</b>	<b>U/E</b>	<b>OPERATING FEE</b>	<b>CRF FEE</b>	<b>MONTHLY PAYMENT</b>		
2	3101	1021	565.92	79.53	<b>645.45</b>	636.34	9.11
3	3102	758	420.15	59.04	<b>479.19</b>	472.42	6.77
4	3103	738	409.06	57.48	<b>466.54</b>	459.96	6.58
5	3104	1096	607.49	85.37	<b>692.86</b>	683.08	9.78
6	3105	740	410.17	57.64	<b>467.81</b>	461.21	6.60
1	3106	757	419.59	58.96	<b>478.55</b>	471.80	6.75
8	3201	989	548.19	77.03	<b>625.22</b>	616.40	8.82
9	3202	756	419.04	58.88	<b>477.92</b>	471.18	6.74
10	3203	738	409.06	57.48	<b>466.54</b>	459.96	6.58
11	3204	1099	609.16	85.60	<b>694.76</b>	684.95	9.81
12	3205	732	405.73	57.02	<b>462.75</b>	456.22	6.53
7	3206	738	409.06	57.48	<b>466.54</b>	459.96	6.58
14	3301	990	548.74	77.11	<b>625.85</b>	617.02	8.83
15	3302	761	421.81	59.27	<b>481.08</b>	474.29	6.79
16	3303	736	407.95	57.33	<b>465.28</b>	458.71	6.57
17	3304	1100	609.71	85.68	<b>695.39</b>	685.58	9.81
18	3305	733	406.29	57.09	<b>463.38</b>	456.84	6.54
13	3306	760	421.25	59.20	<b>480.45</b>	473.67	6.78
20	3401	1380	764.91	107.49	<b>872.40</b>	860.09	12.31
21	3402	1519	841.96	118.31	<b>960.27</b>	946.72	13.55
22	3403	1447	802.05	112.71	<b>914.75</b>	901.84	12.91
19	3404	1520	842.51	118.39	<b>960.90</b>	947.34	13.56
24	3501	1403	777.66	109.28	<b>886.94</b>	874.42	12.52
25	3502	1442	799.28	112.32	<b>911.59</b>	898.73	12.86
26	3503	1491	826.44	116.13	<b>942.57</b>	929.27	13.30
23	3504	1385	767.68	107.88	<b>875.56</b>	863.20	12.36
28	3601	1406	779.32	109.51	<b>888.83</b>	876.29	12.54
29	3602	1446	801.49	112.63	<b>914.12</b>	901.22	12.90
30	3603	1465	812.02	114.11	<b>926.13</b>	913.06	13.07
27	3604	1368	758.26	106.55	<b>864.81</b>	852.61	12.20
32	3701	1406	779.32	109.51	<b>888.83</b>	876.29	12.54
33	3702	1441	798.72	112.24	<b>910.96</b>	898.10	12.86
34	3703	1490	825.88	116.06	<b>941.94</b>	928.64	13.30
31	3704	1388	769.34	108.11	<b>877.46</b>	865.07	12.39
36	3801	1381	765.46	107.57	<b>873.03</b>	860.71	12.32
37	3802	1519	841.96	118.31	<b>960.27</b>	946.72	13.55
38	3803	1445	800.94	112.55	<b>913.49</b>	900.60	12.89
35	3804	1520	842.51	118.39	<b>960.90</b>	947.34	13.56
40	3901	1379	764.36	107.41	<b>871.77</b>	859.46	12.31
41	3902	1525	845.28	118.78	<b>964.06</b>	950.46	13.60
42	3903	1446	801.49	112.63	<b>914.12</b>	901.22	12.90
39	3904	1520	842.51	118.39	<b>960.90</b>	947.34	13.56
44	4001	1402	777.10	109.20	<b>886.31</b>	873.80	12.51
45	4002	1435	795.40	111.77	<b>907.17</b>	894.37	12.80
46	4003	1492	826.99	116.21	<b>943.20</b>	929.89	13.31

**STRATA PLAN LMS 4456  
ONE WALL CENTRE  
APPROVED STRATA FEES SCHEDULE  
EFFECTIVE JANUARY 1, 2014 TO DECEMBER 31, 2014**

<b>OPERATING FEE</b>	640,462.50
<b>CONTINGENCY RESERVE FEE</b>	90,000.00
<b>TOTAL STRATA FEES</b>	<b>730,462.50</b>

			<b>STRATA FEES 2014</b>			<b>2013 STRATA FEES</b>	<b>Increase Fees</b>
<b>S.L.#</b>	<b>UNIT #</b>	<b>U/E</b>	<b>OPERATING FEE</b>	<b>CRF FEE</b>	<b>MONTHLY PAYMENT</b>		
43	4004	1385	767.68	107.88	<b>875.56</b>	863.20	12.36
48	4101	1407	779.88	109.59	<b>889.47</b>	876.91	12.56
49	4102	1439	797.61	112.08	<b>909.70</b>	896.86	12.84
50	4103	1491	826.44	116.13	<b>942.57</b>	929.27	13.30
47	4104	1387	768.79	108.03	<b>876.82</b>	864.45	12.37
52	4201	1383	766.57	107.72	<b>874.29</b>	861.96	12.33
53	4202	1519	841.96	118.31	<b>960.27</b>	946.72	13.55
54	4203	1447	802.05	112.71	<b>914.75</b>	901.84	12.91
51	4204	1531	848.61	119.25	<b>967.86</b>	954.20	13.66
56	4301	1380	764.91	107.49	<b>872.40</b>	860.09	12.31
57	4302	1519	841.96	118.31	<b>960.27</b>	946.72	13.55
58	4303	1446	801.49	112.63	<b>914.12</b>	901.22	12.90
55	4304	1520	842.51	118.39	<b>960.90</b>	947.34	13.56
60	4501	1381	765.46	107.57	<b>873.03</b>	860.71	12.32
61	4502	1519	841.96	118.31	<b>960.27</b>	946.72	13.55
62	4503	1447	802.05	112.71	<b>914.75</b>	901.84	12.91
59	4504	1519	841.96	118.31	<b>960.27</b>	946.72	13.55
64	4601	1405	778.77	109.44	<b>888.20</b>	875.67	12.53
65	4602	1438	797.06	112.01	<b>909.06</b>	896.23	12.83
66	4603	1490	825.88	116.06	<b>941.94</b>	928.64	13.30
63	4604	1387	768.79	108.03	<b>876.82</b>	864.45	12.37
68	4701	4641	2,572.43	361.49	<b>2,933.91</b>	2,892.51	41.40
69	4703	1497	829.76	116.60	<b>946.36</b>	933.01	13.35
67	4704	1387	768.79	108.03	<b>876.82</b>	864.45	12.37
72	4802	1058	586.43	82.41	<b>668.84</b>	659.40	9.44
70	4803	1444	800.38	112.47	<b>912.86</b>	899.97	12.89
71	4804	1520	842.51	118.39	<b>960.90</b>	947.34	13.56
<b>TOTALS</b>	<b>96290</b>		<b>53,371.88</b>	<b>7,500.00</b>	<b>60,871.85</b>	<b>60,012.83</b>	<b>859.02</b>
			x 12	x 12	x 12		
			<b>640,462.50</b>	<b>90,000.00</b>	<b>730,462.20</b>		



**ANNUAL GENERAL MEETING MINUTES  
STRATA PLAN LMS 4456 – "ONE WALL CENTRE"  
938 NELSON STREET, VANCOUVER, BC**

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**DATE:** Saturday, January 11, 2014

**LOCATION:** Granville Room – South Tower, Sheraton Wall Centre Hotel, 1088 Burrard Street, Vancouver BC

**MANAGING AGENT:** Ken Dahl, *Strata Agent, Ascent Real Estate Management Corporation*

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**REGISTRATION**

Upon arrival all owners were asked to sign next to their strata lot numbers on the registration sheet provided to determine the tally for quorum, and were given voting cards prior to being seated.

**CALL TO ORDER**

The meeting was called to order at 10:00 a.m. by Bruce Gleig. He welcomed all those in attendance.

**QUORUM REPORT**

The strata agent advised that there were thirty-six (36) owners represented in person or by proxy. This exceeded the quorum requirement of twenty-four (24) which is 1/3 of all eligible owners/voters present in person or by proxy as required by the *Strata Property Act of British Columbia*. Quorum was achieved and the meeting was competent to proceed with the business at hand.

**PROOF OF NOTICE**

The Proof of Notice was mailed to all owners on December 18, 2013, in accordance with the provisions of the *Strata Property Act of British Columbia*. It was **MOVED** by unit 3601 and **SECONDED** by unit 4003 to accept the Notice as delivered. There being no comments to the contrary, Notice was duly filed.

Thirty-six (36) in favour, zero (0) opposed, zero (0) abstentions.

**MOTION CARRIED**

**APPROVAL OF ANNUAL GENERAL MEETING MINUTES**

It was **MOVED** by unit 4502 and **SECONDED** by unit 3903 that the minutes of the previous Annual General Meeting held January 12, 2013 be adopted as distributed. There being no comments to the contrary, the minutes were adopted.

Thirty-six (36) in favour, zero (0) opposed, zero (0) abstentions.

**MOTION CARRIED**

**PRESIDENT'S REPORT**

Council President Bruce Gleig gave an overview of his report that was attached to the Notice of Call previously circulated to all owners. Please see the attached report.

## **INSURANCE COVERAGE REPORT**

Under the *Strata Property Act* Section 154 the insurance coverage will be reviewed and reported to the ownership annually. A summary of insurance coverage and other pertinent insurance information was distributed with the Notice of Call.

The strata agent reviewed the current insurance coverage and reminded the ownership that all personal belongings and self-funded improvements within the strata lot are not covered by the strata's insurance policy. **It is strongly recommended that individual owners obtain adequate coverage for their personal possessions and home contents; as well as liability insurance to provide coverage against claims by others, including any insurance deductible that may be charged back to their strata lot.** These types of insurance can generally be obtained in a "Condominium Homeowners Package" policy. If you presently have some form of coverage we suggest that you have your insurance agent/broker contact the Strata Corporation's insurance agent (CMW) to ensure that there are no gaps, deficiencies or overlaps between the two policies.

## **BUDGET**

It was **MOVED** by unit 4502 and **SECONDED** by unit 3903 to present the 2014 budget included with the Notice of Call to the floor for discussion.

A motion to amend the 2014 Operating Budget to reduce the overall cost was **MOVED** by unit 3601 and **SECONDED** by unit 3304. Following discussion, the question was called on the amendment proposal.

Thirty-five (35) in favour, one (1) opposed, zero (0) abstentions.

**MOTION CARRIED**

The question was then called on the 2014 Operating Budget as amended.

Thirty-five (35) in favour, one (1) opposed, zero (0) abstentions.

**MOTION CARRIED**

## **RESOLUTION #1 OF THE OWNERS, STRATA PLAN LMS 4456**

### **¾ VOTE RESOLUTION #1 – SURPLUS/DEFICIT TRANSFER TO CRF**

***Whereas*** the 2013 years budget results in a surplus and/or deficit;

***BE IT RESOLVED*** in accordance with section 105 of the *Strata Property Act* to authorize one or more of the following by a ¾ vote:

- a) transfer surplus to the contingency reserve fund
- d) pay the operating budget sufficient funds from the following fiscal years operating fund in order to eliminate the deficit, and if the operating fund expenses exceed the total contributions to the operating fund, the deficit be eliminated by using contingency reserve funds.

**END OF RESOLUTION #1**



It was **MOVED** by unit 4502 and **SECONDED** by unit 4501 to present the resolution to the floor for discussion.

After brief discussion, it was **MOVED** by unit 4502 and **SECONDED** by unit 4501 to accept option "a" as presented in the resolution, and for the owners to vote on the matter. There being no further discussion, the question was called.

Thirty-five (35) in favour, one (1) opposed, zero (0) abstentions.

**MOTION CARRIED**

## **RESOLUTION #2 OF THE OWNERS, STRATA PLAN LMS 4456**

### **¾ VOTE RESOLUTION #2 – WAIVING OF DEPRECIATION REPORT**

***WHEREAS** pursuant to s.94 of the Strata Property Act, S.B.C. 1988, c. 43 (the Act), new legislation passed in December 2011 that mandates all Strata Corporations in British Columbia must retain the services of a professional to undertake a building review in order to perform a depreciation report (also known as a CRF study). The legislation states that depreciation reports are now mandatory unless a Strata Corporation exempts itself by a ¾ vote at the AGM. Strata Corporations will have until December 14, 2013 to obtain a depreciation report or hold a ¾ vote to exempt them.*

***AND WHEREAS THE OWNERS, STRATA PLAN LMS 4456**, the "Strata Corporation" wish to waive having a depreciation report completed at this time;*

***BE IT RESOLVED** by a ¾ vote of **THE OWNERS STRATA PLAN LMS 4456**, (the "Strata Corporation"), pursuant to s. 94 of the Act, that the Strata Corporation hereby elects to exempt itself from obtaining or completing a depreciation report at this time,*

### **END OF RESOLUTION #2**

It was **MOVED** by unit 4503 and **SECONDED** by unit 3903 to present the resolution to the floor for discussion.

Following discussion, the question was called.

Thirty-six (36) in favour, zero (0) opposed, zero (0) abstentions.

**MOTION CARRIED**

## **RESOLUTION #3 OF THE OWNERS, STRATA PLAN LMS 4456**

### **¾ VOTE RESOLUTION #3 – COMMON AREA UPGRADES**

***WHEREAS**, there are several areas of the common property that is in need of updating; and,*

***WHEREAS**, your strata council is recommending proceeding with the items identified in the list below:*

- 1. Install a remote gate operation system for the P4 parkade gate and possibly the main entrance on P1.*
- 2. Replacement of hallway carpet on floors 31- 33.*
- 3. Replacement of stained carpet tiles on P4 and P5.*

4. Replacement of R5 elevator mat.
5. Clean and paint all hallway walls on P1.
6. Various improvements suggested for the garbage room:
  - have the walls properly finished and painted;
  - change the lights within the room to motion-operated lights; and
  - install a light outside the room door.

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote of **THE OWNERS STRATA PLAN LMS 4456**, (the "Strata Corporation"), to approve an expenditure from the Contingency Reserve Fund in the amount not to exceed \$30,000.00 to complete upgrades to the residential common areas.

### **END OF RESOLUTION #3**

It was **MOVED** by unit 4502 and **SECONDED** by unit 3701 to present the resolution to the floor for discussion. Following discussion, the question was called.

Thirty-five (35) in favour, one (1) opposed, zero (0) abstentions.

**MOTION CARRIED**

### **RESOLUTION #4 OF THE OWNERS, STRATA PLAN LMS 4456**

#### **$\frac{3}{4}$ VOTE RESOLUTION #4 – INSTALLATION OF CCTC CAMERAS IN ELEVATORS**

**WHEREAS**, your strata council recommends upgrading the building security by installing two CCTC Closed Circuit Television Cameras in the residential elevators.

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote of **THE OWNERS STRATA PLAN LMS 4456**, (the "Strata Corporation"), to approve an expenditure from the Contingency Reserve Fund in the amount not to exceed \$10,000.00 to complete the installation of two CCTC Closed Circuit Television Cameras in the residential elevators.

### **END OF RESOLUTION #4**

It was **MOVED** by unit 4502 and **SECONDED** by unit 4003 to present the resolution to the floor for discussion. Following discussion, the question was called.

Thirty-three (33) in favour, three (3) opposed, zero (0) abstentions.

**MOTION CARRIED**

### **NEW BUSINESS**

1. **Thank You:** An owner expressed their thanks to council for their incredible work in coordinating the window wall replacement project. It was a job well done.

### **COUNCIL ELECTIONS**

The owners were advised that pursuant to the provisions of the *Strata Property Act of British Columbia*, all members of the current strata council must resign. The 2013 council was dissolved. The floor was then opened for nominations to the position of 2014 strata council. The following owners were then nominated:



Michael Mathews  
Jerre Bradt

Philip Jhin  
Yousef Rastar

Nell Dragovan  
Bruce Gleig

Michael Constantini

Following three further calls for nomination, it was **MOVED, SECONDED** and **CARRIED** that nominations be closed.

The slate of seven nominees was elected as the 2014 strata council.

Thirty-six (36) in favour, zero (0) opposed, zero (0) abstentions.

**MOTION CARRIED**

### **ADJOURNMENT**

There being no further business, it was moved to adjourn the meeting at 10:46 a.m.

### **ELLECTION OF COUNCIL OFFICERS**

At the end of the meeting the newly elected council met briefly to discuss and elect the Strata Corporation council officers. The following council members were elected to their respective positions:

- |    |                 |                |
|----|-----------------|----------------|
| 1. | Yousef Rastar   | President      |
| 2. | Nell Dragovan   | Vice-President |
| 3. | Philip Jhin     | Treasurer      |
| 4. | Michael Mathews | Secretary      |

There being no further business, the newly elected council adjourned at 10:55 p.m.

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of the Owners Strata Plan LMS 4456



Ken Dahl  
Strata Agent  
KD/cvb  
Email: kdahl@ascentpm.com  
Direct: 604-293-2431

**After Hours Emergency Paging Service: 604-293-2459**