

**MINUTES
STRATA COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4456
ONE WALL CENTRE**

***Held on Saturday, December 20, 2014
Within Unit #4701 – 938 Nelson Street
Vancouver, B.C.***

COUNCIL IN ATTENDANCE:	Yousef Rastar	President	
	Philip Jhin	Treasurer	
	Michael Mathews	Secretary	
	Jerre Bradt	Member	
	Nell Dragovan	Member	(Teleconference)
REGRETS:	Mehdi Tavassoli	Member	
	Michael Constantini	Member	
	Sue Matthews	Strata Manager	

The meeting was called to order at 2:00 p.m. by Council President, Yousef Rastar. It was noted that the Strata Manager could not attend today's meeting.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held October 9, 2014 as circulated. **CARRIED.**

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** Council did not have an updated report since the October 9th meeting, so no review could be performed. Further discussion was table to the next meeting.

Owners are reminded that strata fees are due on the 1st of each month. The Council thanks all owners who have made their monthly strata fee payments in full and on time each month.

2. ***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 unapproved expenditures.
3. ***Monthly Statement:*** It was moved and seconded to approve the financial statement for October 2014. **CARRIED.**

Owners wishing to view the most recent financial statement are encouraged to log onto **FSRConnect**. The financial statement can be viewed by logging into your account, clicking on "Forms and Documents", then "Financial Document", and then selecting the desired file.

REPORT ON LITIGATION

Council did not have any update regarding the notice of trial from an owner to the Strata Corporation. Further discussion was tabled to the next meeting.

BUSINESS ARISING

1. ***Directives to Strata Manager:*** Since the strata agent was not present, this item was tabled to the next meeting.
2. ***Wall Financial Cost Sharing:*** Council received a letter from Wall Financial proposing a number of changes to the cost sharing arrangement for common utilities. Council discussed the matter and directed the treasurer and president to prepare a response on behalf of the strata corporation.
3. ***Rate Increase for FirstService Residential:*** Council Members received a letter from FirstService Residential requesting an increase in their service fee for 2015. Council felt that since the contract had been in effect for less than one year, it was not reasonable to increase the fee at this time. Council directed the Strata President to notify FirstService Residential of its decision.
4. ***2015 Budget:*** The treasurer received a draft budget for 2015 from the strata agent. Council reviewed each line item and suggested some minor changes. The Treasurer will seek clarification on certain adjustments. Council has determined it can keep the 2015 operating budget the same as the 2014 operating budget. As a result, strata fees should be unchanged in 2015.
5. ***Elevator Restoration:*** Council discussed the progress of the ongoing elevator restoration. The work is expected to be completed soon after the Council Meeting. The fabric backing has been completely replaced and the handrails and wood panels will be restored.

CORRESPONDENCE

Council reviewed correspondence between an owner, the Strata Council and the Strata Manager concerning a chargeback for a leak investigation. Council determined the matter was handled appropriately.

NEW BUSINESS

There was no new business to be discussed.

TERMINATION OF MEETING

There being no further business, the meeting was terminated at 3:35 p.m.

Next meeting: Annual General Meeting (AGM) to be held on Saturday, February 14, 2014 at 10:00 a.m. Registration will commence at 9:30 a.m. Location to be included with the notice of meeting to be sent to each owner. A Council Meeting will be held at the conclusion of the AGM.