

**STRATA COUNCIL MEETING MINUTES**  
**STRATA PLAN LMS 4456 – “ONE WALL CENTRE”**

**938 NELSON STREET, VANCOUVER, BC**

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Held on Thursday, February 14, 2013

At the Port McNeill Room, 4<sup>th</sup> Floor of the North Tower, Sheraton Wall Centre

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PRESENT: Bruce Gleig (via conference call)  
Yousef Rastar  
Philip Jhin  
Jerre Bradt (from 6:10 p.m.)  
Nell Dragovan

REGRETS: Mike Constantini  
Michael Matthews  
Scott Burton, Strata Agent, Ascent Real Estate Management Corporation

GUEST: Fareha Facher, Concierge candidate (from 5 p.m. until 5:10 p.m.)  
Veronica Franco, Clark Wilson (from 6 p.m.)

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**CALL TO ORDER**

The meeting was called to order at 5:10 p.m.

**MINUTES**

It was **MOVED, SECONDED** and **CARRIED** to approve the minutes of the January 11, 2013 council meeting as previously circulated.

**BUSINESS ARISING**

**1. Window Re-Glazing Program:**

Mike Roche of RDH Building Engineering Ltd. (RDH) sent an email attaching two documents concerning the Program which are being circulated to the residents:

- a. Introduction to Site Safety for Building Occupants; and
- b. Owners Construction Information.

**2. Elevators:**

- a. Yousef reported that the elevators breakdowns continue but are manageable.
  - b. Yousef reported that the safety for R5 will arrive any day, and TKE will coordinate with RDH for the installation of the safety and final inspection by BCSA.
  - c. Council has decided to install cameras in the elevators after the window program is complete.
- 3. **Insurance claim against Lathams:** Scott was unable to attend the meeting and report on this claim.
- 4. **Hotel relations:**
  - a. The hotel has still not provided council with the original backup information to support the monthly invoice for shared expenses. Bruce will contact Bruno Wall to discuss the matter.
  - b. An unserviceable fan on the 31<sup>st</sup> floor has been allowing odours to build up on some floors. Wall Financial has repaired the fan and the odours should no longer be present.
  - c. Another unserviceable fan on the 37<sup>th</sup> floor was missed during the fire inspection and will be repaired by Wall Financial.
- 5. **Previous leaks:** Scott was unable to attend the meeting and report on the status of these matters.
- 6. **Communications:** Bruce will ask Jerre to update the Litigation tab on our website.

## **FINANCIAL**

- 1. **Financial statement:**
  - a. Philip presented the financial statement to December 31, 2012 indicating income was about \$11,000 over budget and expenses were about \$75,000 below budget.
  - b. Council approved the financial statement subject to correction of a line error.
  - c. In accordance with the  $\frac{3}{4}$  Vote at the AGM, the surplus will be transferred to the Contingency Reserve Fund.
- 2. **Accounts receivable:** Council reviewed the accounts receivable and noted that only one owner was in arrears in paying the special levy, but the owner has now sold his suite and payment should be forthcoming soon.

## **CORRESPONDENCE**

## **NEW BUSINESS**

- 1. **Climb the Wall:** Yousef will contact Pavel of TKE to ensure he attends the event to deal with any malfunctions.
- 2. **Earthquake Preparedness:** Nell reported that about 10 people attended the presentation and it was well received. Handouts from the presentation are available at the concierge desk.
- 3. **Concierge Candidate:** Council interviewed candidate Fareha Facher and approved her for on-call duties.
- 4. **Janitor Request for a Pay Increase:** Our janitorial contractor, Masters Building Services Ltd., has requested an increase in the contract pricing due to increased minimum wage requirements and a new statutory holiday. Philip is investigating this matter and will report and advise council at the next meeting.
- 5. **Request to Renovate Form:** Nell suggested the Form be amended. Bruce will see if amendments can be done without undue effort.
- 6. **Property Manager:** Council expressed some concern with timely responsiveness from our property manager. Bruce will call Scott to discuss this.

7. **Litigation:** An owner has sued the strata corporation over charges to his account relating to late levy payment. Veronica Franco of Clark Wilson has been appointed to defend the suit using the strata corporation's prepaid legal fund contract with Clark Wilson. She discussed the matter with council. Once Veronica has reviewed relevant documents and interviewed witnesses, she will advise council on how best to deal with the suit.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 6:40 p.m.

**NEXT MEETING:** The next council meeting is yet to be scheduled.