

STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 4456 – “ONE WALL CENTRE”
938 NELSON STREET, VANCOUVER, BC

Held on Wednesday, January 8, 2014

Suite 4701, One Wall Centre

PRESENT: Bruce Gleig (via conference call)
Yousef Rastar
Philip Jhin
Jerre Bradt (via conference call)
Nell Dragovan (via conference call)
Michael Matthews (via conference call)

REGRETS: Mike Constantini
Ken Dahl, Strata Agent, Ascent Real Estate Management Corporation

CALL TO ORDER

The meeting was called to order at 9 a.m.

MINUTES

It was **MOVED, SECONDED** and **CARRIED** to approve the minutes of the October 7, 2013 council meeting as previously circulated.

OLD BUSINESS

1. **Window Re-Glazing Program:**
 - a. Outstanding issues:
 - i. Elevator refurbishing: Now that the project is complete, the elevators will be refurbished.
 - ii. Slapping noise from the roof: The cause has not yet been identified. It could be associated with the window washers and cease when they complete.
 - iii. Claim for project-related costs: Once all costs are known, Philip will assemble a claim for any costs the strata incurred related to the project.
 - b. Celebration: Wall Financial is sponsoring a modest celebration of the successful completion of the project which will take place starting after our AGM at noon on January 11 in the Galliano Room in the South Tower, fourth floor.

2. **Elevators:**
 - a. **Redecorating:** The finishes to R6 were damaged during the project and must now be repaired as part of the project. R5 will be redecorated to match R6. Council is seeking the advice of professional decorators.
 - b. **Overhaul:** Yousef is consulting with TKE to determine what action needs to be taken to put our elevators into good serviceable condition.
3. **Climb the Wall:** Council has agreed to participate in this event again this year on March 16. Wall Financial has agreed to pay to have Pavel of TKE standby during the event in case of an elevator failure.
4. **Concierge:**
 - a. **Liaison:** Michael Mathews has agreed to act as concierge liaison.
 - b. **Transfer employment:** The concierge staff is currently employed by the hotel with the strata corporation reimbursing the hotel for their costs. The hotel has asked to transfer employment to the strata corporation. Michael will investigate the suggestion and advise council.
 - c. **Concierge contract:** Michael will obtain a copy of the current contract terms with the hotel.
5. **Property manager:** Council asked for Ascent's resignation and Ascent has provided it. Council considered other property managers and interviewed representatives of FirstService Residential. Starting on March first, Sue Matthews of FirstService will manage our strata corporation.
6. **Litigation:** Veronica Franco, our lawyer for this matter, is attempting to resolve this dispute.
7. **Repairs to the wall paper on the 41st floor:** These repairs and other repairs on the 34th and 38th floors were carried out in November.
8. **HVAC service and vent cleaning:** Vent cleaning was completed in late 2013. HVAC service will commence January 13.
9. **Novus Communications:** Nell confirmed that Novus service is now available. Any owner interested in the service should contact Novus directly.
10. **Fire panel alarm issues:** Council has sought legal advice to gain access to the subject suite to repair the system.

FINANCIAL

1. **Financial statement:**
 - a. Philip presented the financial statement to November 30, 2013, which indicated income was about \$4,700 over budget and expenses were about \$100,000 below budget.
 - b. Council approved the financial statement.
 - c. Subject to a $\frac{3}{4}$ Vote at the AGM, the surplus will be transferred to the Contingency Reserve Fund.
2. **Accounts receivable:** Council reviewed the accounts receivable. Bruce will discuss with legal counsel how best to proceed to collect them.
3. **Janitor pay increase:** Council agreed to accept the claim for a modest increase in the janitorial contract for the extra cost associated with the increase in minimum wages and the new February holiday.

CORRESPONDENCE:

1. Council received several emails from the owner in connection with the fire alarm panel issue and the need to gain access to his suite.

NEW BUSINESS:

1. **Rentals for less than 30 days:** Council authorised a fine for a rental for less than 30 days in breach of bylaw 7.3.
2. **Noise complaints:** Council has authorised fines for breaches of the noise bylaw 2.1 from one suite. The tenants who caused the noise are being evicted.
3. **FirstService contract:** Bruce will review the draft contract with FirstService and advise council.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:30 a.m.

NEXT MEETING: The next general meeting will be the AGM on Saturday, January 11. The next council meeting will be scheduled after the AGM.