

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

Held on Monday, July 21, 2014
Within Unit 4701 – 938 Nelson Street, Vancouver, BC

COUNCIL IN ATTENDANCE:	Yousef Rastar	President
	Mehdi Tavassoli	
	Jerre Bradt	
	Nell Dragovan	Vice President
REGRETS:	Philip Jhin	Treasurer
	Michael Mathews	Secretary
	Michael Constantini	
STRATA MANAGER:	Sue Matthews	FirstService Residential

The meeting was called to order at 3:45 pm by Council President, Yousef Rastar.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was MOVED/SECONDED to approve the Minutes of the Strata Council Meeting held April 7, 2014 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was MOVED/SECONDED to approve the March, April and May 2014 financial statements as prepared by FirstService Residential. CARRIED.

REVIEW OF ACCOUNTS RECEIVABLE

Council has reviewed the arrears list prepared for meeting. As some accounts are reflecting serious arrears, Council agreed that it is time to issue formal demand letters to those particular owners as statements sent by management are not garnering a satisfactory response. The Strata requires these payments in order to meet the Corporation's financial obligations. Further discussion was tabled to the next meeting.

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 unanticipated expenditures.

REPORT ON LITIGATION

The Strata Manager informed Council that there was nothing new to report. There was no further discussion on the matter.

BUSINESS ARISING FROM PREVIOUS MINUTES

1) Directives to Strata Manager

Council reviewed the Directives list prepared by the Strata Manager and found all to be in order. All work in progress items will be dealt with under the category of *Business Arising* in the agenda until they are resolved.

2) Window Re-glazing Program – Update

Council was provided with an investigative report prepared by RDH Engineering regarding the probable cause of a broken window. In summary, it points to impact from the exterior. Council has an opinion as to the action and is in discussion with the owner of the unit to come to a suitable arrangement for repair. Further discussion was tabled to the next meeting.

3) Elevators – Refurbishment – Update

Council noted that there has been a delay due to city, which has stalled the elevator refurbishment project requirements according to ThyssenKrupp Elevator. The Strata Manager will follow up with ThyssenKrupp Elevator again for practical information to pass along to residents. Further discussion was tabled to the next meeting.

4) Elevators – Cameras – Update

Council noted that the project was completed satisfactorily. No discussion was required.

5) Concierge Staff – Payroll Changes

Council noted that the turnover of the payroll function from the hotel to FirstService Residential was completed as scheduled. No further discussion was required.

6) Fire Alarm Panel Issues – Update

Council was provided with a Notice of Violation from the Fire Department due to a faulty circuit in a speaker in a unit on the 48th floor. The owner has been informed that access is required to properly repair the speaker, but access has not been provided. The Strata Manager has contacted Clark Wilson LLP for assistance and a formal request has been made. Once a response is received, the Council will be notified.

7) Cost Sharing with the Hotel

Council noted that a preliminary meeting was held with Bruno Wall regarding the cost sharing agreement in place. Due to the absence of Philip Jin from the meeting, discussion was tabled for the time being.

8) Parking and Locker Lists

Council was informed that an audit of parking and locker lists was performed. Once the information is compared to the source document, the Council will be required to sign off on it as true and correct for use in Form B – Information Certificate requests.

CORRESPONDENCE

Council reviewed correspondence regarding damage below the deductible. Council also reviewed correspondence regarding a damaged window on the 40th floor. Unless an arrangement can be made with the owner, an insurance claim will be initiated and the insurer may be inclined to subrogate for themselves.

No other correspondence was received that required action on the part of Council.

NEW BUSINESS

1) Water Pressure/Temperature Issues

Council noted that the water pressure in some units is too high and in others too low. Latham's is investigating a recent complaint for a solution. The information will be given to Council when available. The hotel confirmed some of the temperature issues were as a result of a failed actuator on a heat exchanger. This has since been corrected. Further discussion was tabled to the next meeting.

2) HVAC Issues – Elevator Room

Council was informed that Latham's has inspected the fans on the roof and found two out of commission and one working poorly. Repairs will be made in due course. No discussion was required.

3) Plumbing/Mechanical Repairs – Latham's

Council was informed that Latham's has been in the building for various repairs outside of the mechanical maintenance agreement. In particular, relating to some damage to a unit on the 34th floor, a difficult repair to a domestic hot water line was recently made. No discussion was required.

4) Washing Machine Failure – 45th Floor

Council noted that there was a washing machine failure on the 45th floor resulting in damage to strata lots well below the Strata's deductible of \$50,000. As the deductible is the trigger for Strata involvement in the repairs to resultant damage, the Strata is not involved. Both parties have been informed to contact their insurers. No further discussion was required.

5) Garbage and Recycling – 2015

Council discussed the ever changing number of items that can be recycled now. They also discussed the pending food scraps program that will be mandatory in 2015. All buildings will have to comply with the program. Council will be provided with information on the service in due course.

6) Insurance Renewal

Council reviewed the renewal proposal from CMW Insurance for strata common property insurance.

BFL Canada and Co-operators have been asked to provide a competitive quote. If it is possible to get better terms, council will consider changing insurers. If not, they are prepared to sign off on the renewal with CMW Insurance. No further discussion was required.

7) Renovations – Advance Notice Requested By Hotel

Recent renovations in a unit resulted in the hotel having to deal with very angry customers. This resulted in the hotel issuing a terse communication to the Council. After a request by the Strata Manager, the hotel issued an apology. Council discussed the situation in terms of a good neighbour policy and agreed that the hotel should be given ample warning in advance of any renovations that will require tile removal. The sound travels a considerable distance in the tower and affects both Intrawest and hotel clientele in a negative manner. This warning will become part of the approval protocol.

TERMINATION OF MEETING

There being no further business, the meeting was adjourned at 5:54 pm.

The next Council Meeting will be held on October 9, 2014 at 3:00 pm.

FirstService Residential
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<p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the <i>Strata Property Act</i>, will be assessed for replacement copies.</p>

FSRConnect™

FirstService Residential provides a complimentary website for each of its strata clients. The website gives residents and Owners secured log-in and access to:

✓ Account balance & history	✓ Owner's profile update
✓ Meeting minutes	✓ Bylaws and rules
✓ Building notices & announcements	✓ Insurance summary of coverage
✓ Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.)	✓ Event calendars

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

To sign up, please visit <http://fsresidential.com/British-Columbia/Homeowners/Forms> and complete our online "FSRConnect Registration" form.

Let's Connect!