

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

Held on Monday, June 24, 2013
In Unit 4701- 938 Nelson Street, Vancouver, BC

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

REGRETS: Mike Constantini

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

CALL TO ORDER

The meeting was called to order at 4:00 p.m.

MINUTES

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

MOTION CARRIED

BUSINESS ARISING

1. **Window Re-Glazing Program:** Bruce Gleig advised council that the window re-glazing project is proceeding well. There have been some delays due to weather. The project is being well managed. The site superintendent is dealing with issues in a courteous and professional manner. Bruce will write to RDH and emphasise the importance of quality control and quality assurance during the re-glazing program.
2. **Elevators:**
 - a) The installation of the drywall in the elevator shaft was completed previously and the BC Safety Authority has been to site to complete their inspection.
 - b) There have been some issues with the R5 elevator. Thyssen Krupp is dealing with the issues. The current maintenance contract covers the service costs for call out service except after hour service calls. The cost of any after-hours service call outs will be charged to the re-glazing project. The strata agent, at the direction of council, has signed a contract with Thyssen Krupp for a fixed rate for after-hours call out service. The contract will be for the duration of the re-glazing project. Bruce will write RDH and Wall financial advising that the strata corporation

considers elevator after hours service during construction to be a charge against the construction budget.

- c) The R6 elevator will be returned to pre-construction condition at the end of the re-glazing project.
- d) Cameras will be installed in the elevators when the re-glazing project is completed.
- 3. **Climb the Wall:** The *Climb the Wall* charity event went well. There were no elevator interruptions to report.
- 4. **Janitor Salary Increase:** Council is currently reviewing the janitor's salary with the expectation of a pay increase.
- 5. **Renovation Request Protocol:** Any owner wanting to undertake a renovation within their strata unit must download a renovation request from the strata website. The completed form must be returned to council for consideration before you may proceed. Approval will be by way of a written authorization letter from the strata agent.
- 6. **Litigation Claim Payments:** Owners are reminded that you cannot pay contributions to legal defence costs via your preauthorized payment plan. You must send a cheque payable to "Owners Strata Plan LMS4456" to the Ascent office.
- 7. **Repairs to Wall Paper on the 41st Floor:** A small repair to fix damaged wall paper on the 41st floor common area hallway will be completed when the re-glazing project is completed.
- 8. **Shared Expenses:** Council has reviewed a brief from Wall Financial supporting its calculations of shared expenses with the hotel. Council is satisfied that the strata's share is fair. Council instructed the Strata Agent to ensure that the strata's share of expenses is paid to date.

FINANCIAL

- 1. **Financial Statements:** It was **MOVED**, and **SECONDED** to accept the April 2013 financial statements as presented.

MOTION CARRIED

- 2. **Accounts Receivable Report:** Council reviewed the accounts receivable report as of June 24, 2013. There are a few units that are outstanding in their strata fee payments. Ascent was directed to effect collection as required.
- 3. **Special Levy Arrears:** All special levy arrears have been paid.
- 4. **Litigation Against Lathams:** A report on the claim by an owner arising from the special levy to re-glaze was not available for the meeting.
- 5. **Concierge Overtime:** A claim by one of the concierge staff to attend an flood after hours has been paid.

NEW BUSINESS

1. **Rentals:** Residents are reminded that, pursuant to bylaw 7.3, rentals must be for a minimum of thirty days.
2. **Novus Communications:** It was **MOVED**, and **SECONDED** to add Novus Communications to the cable service providers at LMS 4456. Council directed the strata agent to sign the contract with Novus Communications on behalf of the strata corporation. It is expected that the Novus Communications service will be available in late August. A notice will be circulated for interested subscribers.

MOTION CARRIED

3. **Fire Panel Alarm Issues:** An ongoing issue with the alarm panel located on the wall near the concierge desk is being dealt with by the fire service contractor. A part has been ordered that is expected to correct the problem.
4. **Marijuana Smell:** A unit has been identified as the source of a strong marijuana smell. The strata agent was directed to write a bylaw violation letter to the offending unit. Owners and residents are reminded that the use of marijuana in the strata is illegal and causes a nuisance to neighbouring residents, contrary to bylaw 2.1.
5. **Use of Property:** An owner who is using a suite for business purposes contrary to bylaw 2.9, will be fined \$200.00. Another owner who caused unreasonable noise, contrary to bylaw 2.1, will be fined \$200.00.
6. **Bylaws and Privacy Policy:** The Strata Agent will confirm that the latest version of the bylaws has been registered in the land title office and, together with our privacy policy, are posted on our website.
7. **Fob System:** The hotel has notified the strata that the hotel wishes to introduce a new fob system for the Wall Centre. The Strata Agent will write to the hotel and advise that the strata expects to be involved in any such decision.
8. **Parking Garage:** Council was advised that some boxes are being stored in the parking garage. Philip will inspect on the contents of these boxes. Owners and residents are reminded that the parking garage is not to be used as a storage area.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:06 p.m.

NEXT MEETING

The next meeting will be held before the end of September when it is hoped that the re-glazing of the residential units will be complete.

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



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

After Hours Emergency Line: 604-293-2459

*Ascent Real Estate Management Corporation – 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Phone: 604-431-1800 Fax: 604-431-1818 Email: ascent@ascentpm.com Website: www.ascentpm.com*