

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

Held on Monday, October 7, 2013
In Unit 4701- 938 Nelson Street, Vancouver, BC

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

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

CALL TO ORDER

The meeting was called to order at 3:00 p.m.

MINUTES

It was **MOVED** and **SECONDED** to approve the minutes of the June 24th, 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 completed with the exception of a few deficiencies. The contractor still has to complete replacement of 6 windows. The strata have requested confirmation from RDH that they have placed order for fifty window panes which are to be stored for future use. Notice of substantial completion has been issued by RDH, which triggers a date for release of the holdback. All pending works are to be completed by the end of the week, weather permitting.
2. **Elevators:**
 - a) Refurbishment of the R6 elevator to pre-construction condition will be undertaken as part of the window glazing project as well as the R5 elevator, as the contractors used both elevators during the project.
 - b) All costs for after-hours service for the elevators will be charged back to the re-glazing project as previously agreed. Phillip is waiting for Thyssen Krupp to submit their final costs before claiming for project related costs.
 - c) Installation of cameras in the elevators was previously deferred to fall. Phillip will head the installation project with Smartech.

FINANCIAL

1. **Financial Statements:** It was **MOVED**, and **SECONDED** to accept the May, June, July and August 2013 financial statements as presented.

MOTION CARRIED

2. **Accounts Receivable Report:** Council reviewed the accounts receivable report as of October 7, 2013. There are a few units that are outstanding in their strata fee payments. Ascent was directed to effect collection as per the bylaws for LMS 4456.
3. **Litigation Against Latham's Mechanical:** The strata council has reluctantly accepted a settlement offer to conclude the litigation against Latham's Mechanical.

BUSINESS ARISING

1. **Repairs to Wall Paper on the 41st Floor:** The Council will ask RDH's sub-contractor to repair some minor damage to the hallway wall and wallpaper on the 41st floor. This damage had occurred during a move-in/out, before the current re-glazing project.
2. **Janitorial Wage Increase:** The janitorial contractor has requested a rate increase to cover the cost of staffing on the BC Day holiday. Council has requested the contractor to submit their proposal for Council's consideration.
3. **Concierge:**
 - a) Council confirmed the starting wage for the new concierge employee.
 - b) Council is currently working on establishing a guideline for offering the concierge staff sick leave.
4. **HVAC Servicing:** Council agreed it should seek a quote from Werner-Smith for the next annual HVAC servicing.

CORRESPONDENCE

1. **Renovation Request:** Correspondence was received from an owner seeking permission to undertake some renovations within their strata unit. The owner has complied with all requirements as per the bylaws of LMS 4456. Council approved the owner's renovation request.
2. **Noise Bylaw Violation:** Council directed the strata agent to write a warning letter to a unit for loud music. The resident has since apologized for the incident.

NEW BUSINESS

1. **Novus Communications:** Novus advised council that their service is expected to be available by mid-November 2013. Any owner interested in services from Novus is requested to provide Novus with your web address.
2. **Bell Satellite Service:** Nell Dragovan has confirmed with Bell that satellite services are available to residents. If you are interested in satellite service, please contact Bell directly.

3. **Fire Panel Alarm Issues:** An ongoing issue with the alarm panel located on the wall near the concierge desk has been identified by the fire service contractor as a speaker issue in an upper floor unit. It is believed that the speaker is disconnected or was disconnected previously and was not re-installed correctly. The speaker is causing the entire fire panel to go into trouble mode, resulting in a constant beeping sound. The contractor has been unable to gain access to the unit to investigate and undertake any needed repairs to restore the fire panel. The Strata Council is considering its options to correct the problem.
4. **Dryer Vents:** Latham's Mechanical has been requested to identify the location of the dryer vents sets. There are two on the roof and two on 31A floor. The vents exhaust out of the building. Yousef will follow up with Latham's.
5. **Water Leak:** A minor water leak occurred between unit 4103 and 4003. No damage occurred.
6. **Bylaws and Privacy Policy:** The Strata Agent confirmed that the latest version of the bylaws has been registered in the land title office. Jerre confirmed that the Strata's privacy policy and the latest version of the bylaws are posted on the Strata website.

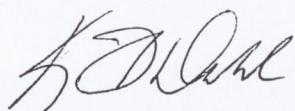
ADJOURNMENT

There being no further business, the meeting was adjourned at 4:35 p.m.

NEXT MEETING

The next meeting is at the call of the chair.

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



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