

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

***Held on Thursday, October 9, 2014
Within Unit #4701 – 938 Nelson Street
Vancouver, B.C.***

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

The meeting was called to order at 3:20 p.m. by Council President, Yousef Rastar.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Strata Council Meeting held July 21, 2014 as circulated. **CARRIED.**

FINANCIAL REPORT

1. ***Review of Accounts Receivable:*** Council reviewed the arrears list prepared for the meeting. As one account continues to reflect serious arrears, Council asked the Strata Manager to provide the account details for their review. Further discussion was tabled to the next meeting.

Owners are reminded that strata fees are due on the 1st of each month. The Council thanks all owners who have made their monthly strata fee payments in full and on time each month.

2. ***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 unapproved expenditures.
3. ***Monthly Statements:*** It was moved and seconded to approve the financial statements for June, July and August 2014. **CARRIED.**

Owners wishing to view the most recent financial statement are encouraged to log onto **FSRConnect**. The financial statement can be viewed by logging into your account, clicking on "Forms and Documents", then "Financial Document", and then selecting the desired file.

REPORT ON LITIGATION

Council was provided with a copy of the Notice of Trial from an owner to the Strata Corporation and the former management agent, Ascent Management. Council reviewed the recommendations made by Clark Wilson LLP in this regard. It was moved and seconded to agree to their response suggestions. **CARRIED.** Further discussion was tabled to the next meeting.

BUSINESS ARISING

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 informed that the Strata Manager has discussed the matter with the insurer of the unit reporting a broken window. The insurer has asked for time to consider the details before a claim is logged to deal with the replacement of the glass. Further discussion was tabled for the time being.
3. ***Elevators – Refurbishment – Update:*** Council noted that the latest delay in getting the refurbishment project completed is a request for a response from the designer regarding an aesthetic issue. Council is prepared to comment in order to accelerate the progress. ThyssenKrupp Elevator will be advised. Further discussion was tabled to the next meeting.
4. ***Concierge Staff – Payroll Charges:*** A couple of issues have been raised by the staff. Council and the Strata Manager will follow up with the Concierge staff.
5. ***Fire Alarm Panel Issues – Update:*** Council was informed that the repair was made in the unit and the fire safety equipment returned to fully functional mode. No further discussion was required.
6. ***Cost Sharing with the Hotel:*** Council noted that another meeting was held with the hotel regarding the cost sharing agreement in place. Philip Jin reported that the presentation made by Wall has raised many questions that will require a response by the hotel. Council has requested considerable back-up to clarify the stand taken by the hotel in asking for a revision to the sharing split. In the end, the Strata Council may decide to hire a professional to represent the Strata Corporation's interests should the situation become less than amicable. Further discussion was tabled for the time being.
7. ***Water Pressure/Temperature Issues – Repairs by Latham's:*** It was noted that recent approved repairs were conducted by Latham's. A concerted review of the equipment list with the hotel resulted in further clarification as to the ownership and responsible party for repair and replacement of certain items partially servicing the residential portion of the building. The master equipment list will be updated by the Strata Manager to reflect this new information for future reference.

8. **Insurance Renewal – BFL:** It was noted for the minutes that the insurance for the Strata Corporation was renewed recently. A comparison quote was provided to Council that they found was preferable to the incumbent provider of insurance. The Strata Council agreed to accept the quote from BFL for policy coverage as of August 1, 2014. Premium payable for the current year was \$80,178.00. The appraised value of the premises is currently \$61,493,000.00.

CORRESPONDENCE

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

NEW BUSINESS

1. **Pest Control:** Council was informed that a resident had seen silverfish in the locker room area. These insects are not covered in the contract for pest control services to the common areas. As these insects are common to all buildings, each resident should take steps to control them by keeping the floor of their locker debris free and clean. Silverfish can be controlled by ammonia based products such as Windex. There was no further discussion required.
2. **Window Cleaning:** Council noted that exterior window cleaning has commenced under the supervision of the hotel. Notice in this regard has been posted in the building. No discussion was required.
3. **Pet Signage – Hotel:** Council noted that the hotel has refreshed the signage referring to their pet control policy for the property. Residents of the Strata are not permitted to walk their dogs on the grass surrounding the building. It is not Strata Corporation common property and consequently, the Council has no control over the restrictions set by the hotel. No further discussion was required.

ADJOURNMENT OF MEETING

There being no further business, the meeting was adjourned at 5:00 p.m.

Next meeting: Council Meeting to be held on December 20, 2014 at 2:00 p.m. The Strata Manager will not be required at this meeting.

FirstService Residential BC Ltd.

Sue Matthews
Senior Strata Manager
Per the Owners
Strata Plan LMS 4456

Email: sue.matthews@fsresidential.com
Direct Line: 604.689.6928
General: 604.683.8900
Customer Care Centre: 1.855.273.1967 (24 hours)

www.fsresidential.com

SM/cm

Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

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

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

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 the following site to complete the **FSRConnect** Registration form:

<https://www.fsresidential.com/british-columbia/homeowners/forms/fsrconnect-information-collection-form>