

**STRATA COUNCIL MEETING MINUTES
OWNERS' STRATA PLAN LMS 4456
"ONE WALL CENTER"
938 NELSON STREET
VANCOUVER, BC**

Monday, September 29, 2008
Columbia Room – South Tower

PRESENT: Jason Wong Nell Dragovan Havana Ulrich
Bruce Gleig Joan Down

VIA TELEPHONE: Phillip Jhin

GUESTS: Tim Peters, Strata Corporation Lawyer
Brian Hubbs, RDH Engineering

STRATA AGENTS: Rick Dickson & Michele Campbell *Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 9:30 a.m.

MINUTES

It was moved and seconded to approve the minutes of the July 8, 2008 council meeting, as presented.

MOTION CARRIED.

BUSINESS ARISING

1. **Window & WCB Variance Update:** Tim Peters and Brian Hubbs provided council with an update with respect to the windows. It has been confirmed that the WCB variance has been received.

Should the weather cooperate it is expected that the two shattered windows and the two test windows will be installed in the next two to three weeks.

Pressure testing of the windows is being conducted in suites on the 40th floor.

It was moved and seconded to perform visual testing of all the windows in the building. Tim Peters recommends that this be done in order to satisfy the writ. The cost to perform the visual testing will cost between \$5,000.00 and \$10,000.00.

MOTION CARRIED UNANIMOUSLY.

It was further agreed to install heat sensor devices in various units to monitor the interior heat. Brian Hubbs has agreed to provide a quotation for this work.

The strata agent will draft a notice to be sent to all owners/residents requesting their cooperation with the visual testing of the windows in their units.

2. **Roof Issue:** RDH met with and spoke to Dan Wilson and BC Building Science with respect to the roof issue. Dan Wilson reported that there were some blisters around the perimeter of the roof, which have now been repaired. Brian Hubbs will speak with Dan Wilson to obtain permission to perform a smoke test when the repairs are being done to the ceiling in order to confirm that the leaks have been repaired.

3. **P4 & P5 Door Openers:** Havana indicated that she is waiting for the parts to arrive.
4. **HD Satellite:** The strata agent will arrange with Bell Expressive for the installation of the satellite dish. Owners are reminded that in order to receive the HD service they must purchase an \$80.00 down converter as well as the satellite boxes for each television in their unit.
5. **Enterphone:** The strata agent informed council that the enterphone does not require replacement. There is a plastic covering on the enterphone that needs replacement as well as some buffing of the stainless steel. The agent will obtain a firm quote for council's review.

FINANCIAL

1. The strata agent provided the financial statements for the eight (8) months ending August, 2008. The treasurer requested the agent's accounting department reclassify some charges into their correct accounts.
2. The strata agent provided the council with a current accounts receivable listing. After review the strata council instructed the strata agent to proceed with all necessary means required to collect the outstanding amounts.

NEW BUSINESS

1. **Climb the Wall:** The 2009 Climb the Wall event has been scheduled for February 22, 2009. Further details will be provided closer to the date.
2. **Insurance Renewal:** The insurance policy for the period August 1, 2008 to July 31, 2009 has been renewed at a cost of \$54,331.00. The agent noted that the water deductible has been increased from \$5,000.00 to \$25,000.00 due to the number of insurance claims over the past years. Owners are reminded to ensure their home policy reflects the new deductible.
3. **Appraisal:** The strata agent reviewed the recent building appraisal noting that the building is appraised at \$58,000,000.00. This information has also been forwarded to the insurance provider for their records.
4. **Kerry:** The strata council agreed to approve the increase to Kerry's holiday pay from 6% to 8% that took effect July 1, 2007. This will be followed up with a letter to Kerry.
5. **Short Term Disability Benefits for Concierge Staff:** The strata council approved obtaining short term disability benefits for Eleanor and Kerry. The cost for this benefit is approximately \$700.00 per year payable by the strata corporation for the two employees.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:30 p.m.

The next meeting will be the Annual General Meeting on Monday, December 1, 2008 at 6:00 p.m.

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

R.S. (Rick) Dickson
Strata Agent

RSD/mc