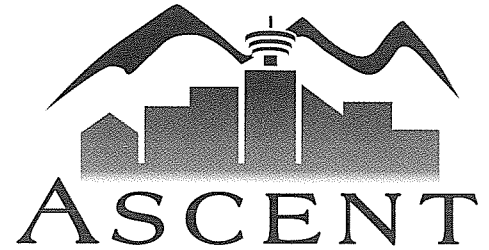


January 30, 2013



ALL OWNERS
STRATA PLAN LMS 4456
"ONE WALL CENTRE"
938 Nelson Street
Vancouver, BC

Dear Owners:

RE: ANNUAL GENERAL MEETING
APPROVED BUDGET & STRATA FEES

Further to the minutes of the Annual General Meeting held January 12, 2013, please be advised that the proposed budget has been approved and your monthly strata fees have been determined. There is no change to your monthly strata fees (please see the attached Strata Fee Schedule).

If you are currently on the pre-authorized payment plan (PAP), there will be no need to contact our offices; your strata fees will continue to be withdrawn automatically.

If you are not enrolled in the PAP program, kindly forward post-dated cheques for your monthly strata fees for the fiscal year to December 31, 2013 to Ascent Real Estate Management Corporation at the address below. **Please make your cheques payable to "OWNERS STRATA PLAN LMS4456"** noting your strata lot or unit number and reason for payment on each cheque.

If you wish to enroll in the PAP program, please obtain a form from our website at ascentpm.com and return it to the Accounts Receivable Department as soon as possible.

Should you require any assistance or have any questions in this regard, please do not hesitate to contact our Accounts Receivable department at (604) 293-2443 or ar@ascentpm.com.

Yours truly,

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

Scott Burton
Strata Agent
SB/js

**Strata Plan LMS4456
One Wall Centre
Approved Budget
Effective January 1, 2013 to December 31, 2013**

		<u>Annual Budget</u>
	Revenue	
3000-0000	Operating Income	630,154.00
3010-0000	Contingency Reserve Income	90,000.00
	Total Income	<u>720,154.00</u>
	Expense	
4000-0000	Agent Fee	20,100.00
4010-0000	Legal/Consulting fees	25,000.00
4012-0000	Photocopying/Postage	4,000.00
4015-0000	Bank Charges	500.00
4016-0000	Miscellaneous	5,000.00
4040-0000	Insurance	77,110.00
4040-0020	Insurance Deductible Repairs	35,000.00
4050-0000	Electricity	26,800.00
4052-0000	Water & Sewer	7,394.00
4056-0000	Garbage Collection	2,000.00
4058-0000	Gas	58,800.00
4106-0000	Security	55,000.00
4110-0000	Telephone/Internet	3,200.00
4130-0000	Elevator	28,000.00
4160-0000	Repairs/Maintenance & Plumbing-Scheduled	35,000.00
4160-0030	Plumbing & Mechanical Repairs	22,300.00
4162-0000	R & M - Carpet Cleaning	3,200.00
4217-0000	Christmas Decorations - Lobby	3,500.00
4220-0000	Window Cleaning	8,500.00
4232-0000	Janitorial	53,000.00
4300-0000	Landscaping	5,500.00
4400-0000	Website	750.00
4500-0000	Caretaker Wages	150,500.00
	Total Expense	<u>630,154.00</u>
	Surplus(deficit) from Operations	90,000.00
4800-0000	Contingency Reserve Transfer	90,000.00
	Total operating surplus(deficit)	<u><u>-</u></u>

STRATA PLAN LMS 4456
One Wall Center
Approved Strata Fees Schedule
Effective January 1, 2013 - December 31, 2013

OPERATING FEE	630,154.00
CONTINGENCY RESERVE FEE	90,000.00
TOTAL STRATA FEES	720,154.00

S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	MONTHLY PAYMENT
2	3101	1021	556.81	79.53	636.34
3	3102	758	413.38	59.04	472.42
4	3103	738	402.48	57.48	459.96
5	3104	1096	597.72	85.37	683.08
6	3105	740	403.57	57.64	461.21
1	3106	757	412.84	58.96	471.80
8	3201	989	539.36	77.03	616.40
9	3202	756	412.29	58.88	471.18
10	3203	738	402.48	57.48	459.96
11	3204	1099	599.35	85.60	684.95
12	3205	732	399.20	57.02	456.22
7	3206	738	402.48	57.48	459.96
14	3301	990	539.91	77.11	617.02
15	3302	761	415.02	59.27	474.29
16	3303	736	401.39	57.33	458.71
17	3304	1100	599.90	85.68	685.58
18	3305	733	399.75	57.09	456.84
13	3306	760	414.47	59.20	473.67
20	3401	1380	752.60	107.49	860.09
21	3402	1519	828.40	118.31	946.72
22	3403	1447	789.14	112.71	901.84
19	3404	1520	828.95	118.39	947.34
24	3501	1403	765.14	109.28	874.42
25	3502	1442	786.41	112.32	898.73
26	3503	1491	813.13	116.13	929.27
23	3504	1385	755.33	107.88	863.20
28	3601	1406	766.78	109.51	876.29
29	3602	1446	788.59	112.63	901.22
30	3603	1465	798.95	114.11	913.06
27	3604	1368	746.05	106.55	852.61
32	3701	1406	766.78	109.51	876.29
33	3702	1441	785.87	112.24	898.10
34	3703	1490	812.59	116.06	928.64
31	3704	1388	756.96	108.11	865.07
36	3801	1381	753.14	107.57	860.71
37	3802	1519	828.40	118.31	946.72
38	3803	1445	788.05	112.55	900.60
35	3804	1520	828.95	118.39	947.34
40	3901	1379	752.05	107.41	859.46
41	3902	1525	831.68	118.78	950.46
42	3903	1446	788.59	112.63	901.22
39	3904	1520	828.95	118.39	947.34
44	4001	1402	764.60	109.20	873.80
45	4002	1435	782.59	111.77	894.37
46	4003	1492	813.68	116.21	929.89

STRATA PLAN LMS 4456
One Wall Center
Approved Strata Fees Schedule
Effective January 1, 2013 - December 31, 2013

OPERATING FEE	630,154.00
CONTINGENCY RESERVE FEE	90,000.00
TOTAL STRATA FEES	<u>720,154.00</u>

S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	MONTHLY PAYMENT
43	4004	1385	755.33	107.88	863.20
48	4101	1407	767.32	109.59	876.91
49	4102	1439	784.77	112.08	896.86
50	4103	1491	813.13	116.13	929.27
47	4104	1387	756.42	108.03	864.45
52	4201	1383	754.23	107.72	861.96
53	4202	1519	828.40	118.31	946.72
54	4203	1447	789.14	112.71	901.84
51	4204	1531	834.95	119.25	954.20
56	4301	1380	752.60	107.49	860.09
57	4302	1519	828.40	118.31	946.72
58	4303	1446	788.59	112.63	901.22
55	4304	1520	828.95	118.39	947.34
60	4501	1381	753.14	107.57	860.71
61	4502	1519	828.40	118.31	946.72
62	4503	1447	789.14	112.71	901.84
59	4504	1519	828.40	118.31	946.72
64	4601	1405	766.23	109.44	875.67
65	4602	1438	784.23	112.01	896.23
66	4603	1490	812.59	116.06	928.64
63	4604	1387	756.42	108.03	864.45
68	4701	4641	2,531.02	361.49	2,892.51
69	4703	1497	816.41	116.60	933.01
67	4704	1387	756.42	108.03	864.45
72	4802	1058	576.99	82.41	659.40
70	4803	1444	787.50	112.47	899.97
71	4804	1520	828.95	118.39	947.34
TOTALS	96290		52,512.83	7,500.00	60,012.83
			x 12	x 12	x 12
			630,154.00	90,000.00	720,153.96

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

DATE: Saturday, January 12, 2013

LOCATION: Parksville Room – North Tower, Sheraton Wall Centre Hotel, 1088 Burrard Street, Vancouver BC

MANAGING AGENT: Scott Burton, *Strata Agent, Ascent Real Estate Management Corporation*

REGISTRATION

Upon arrival all owners were asked to sign next to their strata lot numbers on the registration sheet provided to determine the tally for quorum, and were given voting cards prior to being seated.

CALL TO ORDER

The meeting was called to order at 10:05 a.m. by Bruce Gleig. He welcomed all those in attendance.

QUORUM REPORT

The Strata Agent advised that there were twenty-nine (29) owners represented in person or by proxy. This exceeded the quorum requirement of twenty-four (24) which is 1/3 of all eligible owners/voters present in person or by proxy as required by the *Strata Property Act of British Columbia*. Quorum was achieved and the meeting was competent to proceed with the business at hand.

PROOF OF NOTICE

The Proof of Notice was mailed to all owners on December 20, 2012, in accordance with the provisions of the *Strata Property Act of British Columbia*. It was **MOVED** by unit 3601 and **SECONDED** by unit 4701 to accept the Notice as delivered. There being no comments to the contrary, Notice was duly filed.

MOTION CARRIED UNANIMOUSLY

APPROVAL OF SPECIAL GENERAL MEETING MINUTES

It was **MOVED** by unit 3903 and **SECONDED** by unit 4701 that the minutes of the previous Special General Meeting held June 29, 2012 be adopted as distributed. There being no comments to the contrary, the minutes were adopted.

MOTION CARRIED UNANIMOUSLY

PRESIDENT'S REPORT

Council President Bruce Gleig gave an overview of his report that was attached to the Notice of Call previously circulated to all owners. At the meeting, the President was pleased to report that the City of Vancouver had approved our application for glass very similar to the hotel and that the re-glazing program is scheduled to commence in April and complete in October of 2013. Mobilization is expected in mid-February. Owners will be required to assist in a number of ways including providing

access to their suites for the project. More information on owners' assistance will be forthcoming.

Please see the attached report.

INSURANCE COVERAGE REPORT

Under the *Strata Property Act* Section 154 the insurance coverage will be reviewed and reported to the ownership annually. A summary of insurance coverage and other pertinent insurance information was distributed with the Notice of Call.

The Strata Agent reviewed the current insurance coverage and reminded the ownership that all personal belongings and self funded improvements within the strata lot are not covered by the strata's insurance policy. **It is strongly recommended that individual owners obtain adequate coverage for their personal possessions and home contents; as well as liability insurance to provide coverage against claims by others, including any insurance deductible that may be charged back to their strata lot.** These types of insurance can generally be obtained in a "Condominium Homeowners Package" policy. If you presently have some form of coverage we suggest that you have your insurance agent/broker contact the Strata Corporation's insurance agent (CMW) to ensure that there are no gaps, deficiencies or overlaps between the two policies.

BUDGET

It was **MOVED** and **SECONDED** to present the budget included with the Notice of Call to the floor for discussion.

Philip Jhin spoke to the budget as proposed by the Strata Council; explaining various budget line items, the overall operations of the Strata Corporation and its year to date costs, and the expected and anticipated costs for the 2013/2014 fiscal year. Philip further noted that the council was able to increase the amount contributed to the CRF in the 2013/2014 budget by making various amendments to funding allocated to the anticipated expenses, while at the same time managing to maintain strata fees at the same level as the previous fiscal year.

The budget was then opened to the floor for further discussion. There was a brief question and answer period, during which an owner voiced his concerns with the amount budgeted for the Concierge, suggesting that the owners consider eliminating the position, or reducing the expense. A discussion ensued in which the consensus of the floor appeared to be in support of the position and the Strata Corporation's expense to fund it.

After addressing further questions from the floor on the budget, it was **MOVED** by unit 3601 and **SECONDED** by unit 3903 to accept the budget as presented and for the owners to vote thereon. There being no further discussion, question was then called on the motion by the agent:

Total for: 28

Total Against: 1

Total Abstentions: 0

MOTION CARRIED

3/4 VOTE RESOLUTION #1

WHEREAS the 2012 years budget results in a surplus and/or deficit;

BE IT RESOLVED in accordance with section 105 of the *Strata Property Act* to authorize one or

more of the following by a $\frac{3}{4}$ vote:

- a) transfer surplus to the contingency reserve fund
- d) pay the operating budget sufficient funds from the following fiscal years operating fund in order to eliminate the deficit, and if the operating fund expenses exceed the total contributions to the operating fund, the deficit be eliminated by using contingency reserve funds.

END OF RESOLUTION #1

It was **MOVED** by unit 3903 and **SECONDED** by unit 4701 to present the resolution to the floor for discussion.

After brief discussion, it was **MOVED** by unit 4004 and **SECONDED** by unit 4701 to accept option "a" as presented in the resolution, and for the owners to vote on the matter. There being no further discussion, question was then called on the motion by the agent:

Total for: 29 Total Against: 0 Total Abstentions: 0

MOTION CARRIED UNANIMOUSLY

$\frac{3}{4}$ VOTE RESOLUTION #2

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 a strata corporation may amend its bylaws;

AND WHEREAS the condominium building known as The Owners, Strata Plan LMS 4456 (also called One Wall Centre) wishes to promote an environment of mutual respect between the strata corporation's owners, occupants and employees;

BE IT RESOLVED by a $\frac{3}{4}$ vote of THE OWNERS, STRATA PLAN LMS 4456 (the "Strata Corporation") that bylaw 2 "Use of Property" of the Strata Corporation's registered bylaws be amended by adding the following:

- 2.10 Every owner, tenant or occupant of a strata lot and every employee, contractor or agent of the Strata Corporation is entitled to use and enjoy the strata lots and common property (including limited common property) free from harassment or abuse of any kind, (whether in person, over the telephone or in writing) which includes but is not limited to:
- (a) verbal abuse or threats of any kind;
 - (b) physical abuse which includes but it not limited to unwelcome touching or threats of unwelcome touching; or
 - (c) unwelcome remarks, jokes, slurs, or taunting about a person's race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender or age.

END OF RESOLUTION #2

It was **MOVED** by unit 4004 and **SECONDED** by unit 4504 to present the resolution to the floor for discussion.

The owners on the floor entered into a lengthy discussion surrounding the intent of the bylaw and

why it was being proposed. An owner asked if the resolution could be amended by removing Section C. The owner was advised that this amendment would be considered to be a significant change to the resolution, which is prohibited by the Strata Act. Therefore, the change could not be accepted.

After further discussion, it was **MOVED** by unit 3903 and **SECONDED** by unit 4701 to accept the resolution as presented, and for the owners to vote on the matter. There being no further discussion, question was then called on the motion by the agent:

Total for: 27 Total Against: 2 Total Abstentions: 0

MOTION CARRIED

3/4 VOTE RESOLUTION #3

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 a strata corporation may amend its bylaws;

AND WHEREAS the condominium building known as The Owners, Strata Plan LMS 4456 (also called One Wall Centre) wishes to comply with the requirements of the *Personal Information Protection Act* ("PIPA");

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN LMS 4456 (the "Strata Corporation") that the Strata Corporation's registered bylaws be amended by:

(1) adding the following to bylaw 22 Insurance:

22.5 Owners are required to obtain insurance for the contents of the their strata lot, including any improvements made to their strata lot as well as coverage for any insurance deductible paid or payable by the Strata Corporation. Owners must provide proof of insurance to the Strata Corporation upon request.

(2) renumbering bylaw 26 Unauthorized Expenditures as bylaw 27 adding the following as bylaw 26:

Privacy Policy

26.1 In addition to personal information that is collected, used and disclosed by consent or as otherwise required by law, the strata corporation collects, uses, and discloses personal information from owners, occupants and tenants for the purpose of carrying out its duties and responsibilities under the *Strata Property Act*. The personal information collected and used includes the following:

(a) banking or credit card information to allow pre-authorized payments ("PAP") to pay strata fees;

(b) information regarding pets in a suite;

(c) names and contact information of all persons living in a suite;

(d) emergency contact information;

(e) vehicle information and license plate numbers;

(f) insurance information;

(g) personal information collected through the use of video surveillance equipment;
and

(h) information created by a computerized access key fob system..

- 26.2 The strata council shall develop and implement a privacy policy setting out the procedures for collecting, using, verifying and disclosing personal information. An up-to-date copy of the privacy policy shall be provided to each owner or registered tenant upon request.

END OF RESOLUTION #3

Prior to presenting the resolution to the floor for discussion, the Strata Chair proposed that for ease of discussion and voting, that the floor review items (1) and (2) in the proposed bylaw amendment separately.

It was **MOVED** by unit 3304 and **SECONDED** by unit 4701 to accept item (1) 'Insurance' in the above noted resolution and present the resolution to the floor for discussion.

After brief discussion, it was **MOVED** and **SECONDED** to accept item (1) 'Insurance' in as presented in the resolution, and for the owners to vote on the matter. There being no further discussion, question was then called on the motion by the agent:

Total for: 26 Total Against: 2 Total Abstentions: 1

MOTION CARRIED

'Part 2'; it was **MOVED** by unit 3903 and **SECONDED** by unit 4701 to accept item (2), the re-numbering of bylaw 26 'Unauthorized Expenditures', as bylaw 27, and adding a new bylaw 26 'Privacy Policy' in the above noted resolution and present the resolution to the floor for discussion.

Bruce Gleig provided an overview of the proposed Bylaw. After a discussion, Bruce Gleig called for the owners to vote on the matter at hand. There being no further discussion, question was then called on the motion by the agent:

Total for: 29 Total Against: 0 Total Abstentions: 0

MOTION CARRIED UNANIMOUSLY

Following the vote on the bylaw, a brief discussion ensued concerning the privacy policy and the proposed installation of cameras in the elevators. Some owners voiced their concerns with having camera in the elevators and asked for the council to re-review the matter and take their comments into consideration.

COUNCIL ELECTIONS

The owners were advised that pursuant to the provisions of the *Strata Property Act of British Columbia*, all members of the current strata council must resign. The 2012/2013 council was dissolved. The floor was then opened for nominations to the position of 2013/2014 strata council.

The following owners were then nominated and elected:

Michael Mathews
Jerre Bradt

Philip Jhin
Yousef Rastar

Nell Dragovan
Bruce Gleig

Michael Constantini

It was **MOVED, SECONDED** and **CARRIED** that nominations be closed.

There being no further nominations, it was **MOVED** and **SECONDED** to elect the slate of nominees by acclamation.

MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business, it was moved to adjourn the meeting at 11:50 a.m.

ELLECTION OF COUNCIL OFFICERS

At the end of the meeting the newly elected council met briefly to discuss and elect the Strata Corporation council officers. The following council members were elected to their respective positions:

- | | |
|--------------------|----------------|
| 1. Bruce Gleig | President |
| 2. Yousef Rastar | Vice-President |
| 3. Philip Jhin | Treasurer |
| 4. Michael Mathews | Secretary |

There being no further business, the newly elected council adjourned at 12:15 p.m.

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

Scott Burton
Strata Agent
SB/js
Email: sburton@ascentpm.com
Direct: 604-293-2431

After Hours Emergency Paging Service: 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*

PRESIDENT'S REPORT

2013 AGM

Good day, everyone. I write with a summary of the significant events with which council has been dealing during 2012. Fuller details of these events can be found in the minutes of meeting of the strata council and of general meetings. I had planned to attend this AGM in person, but my health treatments prevent it for this year.

Settlement of our Claim

On March 10, 2012, council met with representatives of Wall Financial and negotiated a settlement of the strata corporation's claim for window failures and uncontrollable heat build-up. On April 14, the owners authorised the council to conclude the settlement on certain terms. On April 19, the council concluded the settlement on those terms. The settlement gives Wall Financial until February first, 2013 to obtain City approval of hotel-like glass for the re-glazing of the residences and until the end of 2013 to complete the project. The settlement resulted in the owners not having to pay the second installment of the special levy for the re-glazing. As you know, the settlement of our claim and replacement of our glazing has been my ultimate goal since joining council. I am very happy we achieved it. My goal has now changed to ensuring Wall Financial keeps the promises it made in the settlement.

Pursuant to the settlement, Wall Financial and the council have chosen and RDH has tested a triple pane glazing option with the outer pane being the same glass as the hotel, and application has been made to the City for its approval. The City is actively considering the application, and the City's reply is needed soon so the glass can be ordered in time to meet the schedule.

June 29 SGM

On June 29, a Special General Meeting of the owners authorised the council to borrow up to \$150,000 from the Contingency Reserve Fund. This temporary loan was needed to repay some owners who had pre-paid both installments of the special levy. We had a shortage of funds in the Glazing Replacement Levy account due to some non-payments of the levy. Since the SGM, almost all owners have paid the levy, and the loan from the CRF has been repaid. The one owner has paid most of the levy and council is pursuing the owner for the balance owed.

Michael Mathews Stepped Down

In June, Michael Mathews felt he had to step down from council due to his increased work commitments. Jerre Bradt replaced Michael as our Secretary, and Mike Constantini agreed to fill Michael's spot. Also, in October, Ascent Property Management advised that Derrin Geisheimer has left the company and Scott Burton would replace him. We welcomed Scott to the file and are impressed with his performance so far.

Elevators (a.k.a. Nightmare on Nelson Street)

Elevators have been council's major challenge this year. As the owners are painfully aware, we have had innumerable failures including some incidents of trapping people between floors. The strata corporation has a maintenance contract with a fixed monthly fee with ThyssenKrupp Elevators (TKE) which has worked unstintingly to get our elevators back into reliable mode. Council also retained an elevator engineering firm, Gunn Consultants, to assist in analysing the reasons for the failures. TKE, at its cost, also brought in an engineer from MCE, the company that designed our elevators' Control Drive, to further assist. In October, the drive in R5 was replaced and both elevators began functioning normally. However, the Safety Authority of BC (BCSA) had required the strata to install drywall in the elevator shafts. Once the drywall installation started, the dust from the installation caused the elevators to briefly malfunction again. The drywall work is now complete but the BCSA must still inspect the drywall and test the safety brake of R5. TKE and Gunn Consultants strongly recommended that we upgrade the safeties of R5,

before the test. The order to purchase the safety has already been placed with TKE. Council is also looking into installing cameras in the elevators.

We all must thank Yousef Rastar and Philip Jhin for their unwavering attendance to the elevator failures and determination to return them to good working order as soon as possible.

Hotel Relations

A delegation of council has met and had on-going discussions with Bruno Wall and the manager of the hotel, Darcy Wise. Our relationship with Wall Financial and the hotel seem quite good right now with many of the irritants resolved or at least ameliorated.

2013 Budget

Our treasurer, Philip Jhin and Scott Burton have prepared the budget for 2013. You will note that we are planning to spend a lot less on legal fees and plumbing repairs and to increase our contribution into the Contingency Reserve Fund (CRF) to previous levels, without increasing monthly maintenance fees.

RDH CRF Reserve Fund Study/2011 Depreciation Report-Executive Summary (CRF Study)

The CRF Study completed by RDH provides anticipated building maintenance schedules for the component parts of our building after taking into account the fact that our windows will be soon replaced. An Executive Summary of the CRF Study is on our website.

Our contributions to the CRF currently meet the requirements of the Strata Property Act. However, our current annual CRF contribution of \$90,000 or about \$104 per month per suite, funds only about 1/3 of the anticipated total maintenance costs over the long term which will result in special levies whenever an expensive component needs replacement or major repair, as was the case when our windows failed. The Study sets out alternative funding plans to meet the total anticipated costs of building maintenance over the next thirty years. Other options call for larger annual contributions to avoid some or all special levies. To avoid special levies altogether would require us to increase our annual contribution to the CRF to \$270,000 or about \$313 per month per suite. As owners, we should balance prudent funding of long term maintenance while avoiding prohibitive monthly strata fees.

New Bylaws

Council is recommending two new bylaws. Bylaw 2.10 prohibits harassment or abuse of others associated with our strata. Bylaw 22.5 confirms that owners must insure the contents of their suites. Bylaw 25.1 sets out the strata's authority to collect and use personal information to carry out the strata's duties and requires council to develop and implement a privacy policy to comply with the requirements of the Personal Information Protection Act. These three Bylaws have been recommended and drafted by our strata lawyer, Paul Mendes.

Emergency Preparedness Meeting

Your strata corporation is hosting a personal emergency preparedness meeting for owners and residents of One Wall Centre. The meeting will be held on January 22nd at 7PM in the PARKSVILLE ROOM, located on the 3RD Floor of the North Tower. The speaker will be Jackie Kloosterboer, Emergency Planning Coordinator for the City of Vancouver.

Election of Council

My hearty thanks for all members of council for the hours and hours of efforts on behalf of all owners: Yousef Rastar, Philip Jhin, Nell Dragovan, Jerre Bradt, Michael Mathews and Mike Constantini. Also, I

thank you, the owners, for your support during several trying years of failed windows and elevators. While we are not yet out of the woods on these major issues, I think the worst is behind us.

All members of council have agreed to stand for re-election, and Michael Mathews says his work load now permits him to resume his duties on the council. I recommend re-election of all these people in order to maintain continuity during the window re-glazing program.