

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

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Held on Friday, December 16, 2011  
In the Chart Room – 3rd Floor, North Tower

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**PRESENT:** Bruce Gleig  
Philip Jhin  
Jerre Bradt  
Nell Dragovan  
Yousef Rastar  
Michael Mathews

**MANAGING AGENT:** Derrin Geisheimer, *Strata Agent, Ascent Real Estate Management Corporation*

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**CALL TO ORDER**

The meeting was called to order at 1:00 p.m.

**MINUTES**

It was **MOVED, SECONDED** and **CARRIED** to approve the minutes of the November 18, 2011 council meeting as previously circulated.

**LEGAL STATUS – TIM PETERS (STRATA LAWYER FOR LMS 4456)**

Tim Peters, the strata's lawyer, gave a brief overview prior to Bruno Wall and his lawyer arriving. Tim suggested a budget of \$30,000.00 for legal costs up to the settlement hearing slated for spring 2012. The court date is still set for September 2012. He advised that it would be in the best interest of the action to see that the owners approve the resolution tomorrow as proposed in the SGM package. Council felt that most owners were in favour of moving forward and approving the window glazing resolution.

**BRUNO WALL (1:30PM – 2:20PM)**

Bruno Wall attended the meeting with his legal counsel. Bruno discussed with the Council the glass sample that the City of Vancouver Planning Department was in favour of. A letter was received at the meeting from the City confirming the City approves a glass sample that was viewed at a meeting that took place at Garibaldi Glass with Garry Papers, some Council members, Nick Milkovich and Bruno Wall. A copy of the approval letter and a sample of the approved glazing were to be provided for the owners at the SGM on December 17.

During the meeting with council, Bruno Wall requested that a mockup be done by RDH for which Wall Financial would participate in the cost. Bruno stated he is very concerned with the aesthetics of the building and would like to see a mockup prior to the work proceeding. Bruno advised he is also waiting for a report from Brian Hubbs on the present performance and life span of the windows on the hotel. RDH advised that the report is forthcoming. Council discussed communication and would hope going forward that Bruno would allow a clear line for proper communication to take place on this proposed

project and the relations with the hotel. Bruno did confirm that Wall Financial would replace the building's roof membrane once the window glazing project has been completed. The Treasurer also requested the status of outstanding RDH roof leak investigation invoices. Bruno promised to follow up with his staff on the status of the outstanding monies owed to LMS 4456.

### **RDH ENGINEERING UPDATE**

Kevin Ganzert and Ed Thiessen of RDH Building Engineering attended the meeting. They distributed a drawing for the elevator retro fit that would be necessary for the reglazing contractor to transport glass to and from the residence floors. Kevin Ganzert advised that the pricing they are receiving is quite favourable and could potentially save the Strata Corporation LMS 4456 approximately \$600,000.00.

The Strata Agent left the meeting at 3:15 p.m. to attend another meeting. The Secretary took the remainder of the minutes.

### **BUSINESS ARISING**

1. **Bylaw Amendments:** Council discussed two bylaw amendments for presentation at the AGM, scheduled for late January. The first amendment formalizes the procedure for collecting delinquent payments from a strata lot owner. The other amendment gives council authority to handle unexpected expenditures, up to a maximum amount. Council reviewed the amendments and made minor edits.
2. **Water Damage 1:** Council received an invoice for water damages due to a sink overflow. The invoice has been forwarded to the owner of the strata lot causing the damage, for reimbursement to the strata corporation.
3. **Water Damage 2:** Council received an invoice for drywall damage. The invoice has been forwarded to the owner of the strata lot causing the damage, for reimbursement to the strata corporation.

### **CORRESPONDENCE**

1. **Ongoing Noise Issue:** Council agreed on a response to an owner who has raised an ongoing noise issue.
2. **Fines:** Council will instruct the strata agent to send a letter and fine an owner who is using their strata lot(s) for an unauthorized purpose.

### **FINANCIAL**

1. **Financial Statement:** It was **MOVED, SECONDED** and **CARRIED** to approve the November 2011 financial statements.
2. **Accounts Receivable:** Council reviewed the report and no action is required beyond our standard collection procedures.
3. **Budget:** The Treasurer has been working on a proposed budget for the next fiscal year. Council is attempting to minimize any increase in strata fees this year. Council raised a number of questions that the Treasurer will review; an updated budget proposal is to be emailed in time for the AGM package. Factors which may result in an increase are ongoing legal costs, increasing repair and maintenance costs, and a high water damage deductible (which has recently been raised to \$50,000 per incident).

**Owners are strongly urged to check their personal insurance policies and ensure that they have sufficient coverage for water damage.**

## **NEW BUSINESS**

1. **Elevators:** There were some recent elevator problems, but repairs have been made and the elevators are functioning normally. There was some discussion about whether having both elevators "home" on the Lower Lobby level affects performance. This was done as a security measure several years ago.

## **ADJOURNMENT**

There being no further business to transact, the meeting was adjourned at 4:10 pm.

## **NEXT MEETING**

The next council meeting is to be Friday, January 27, 2012 at 1:00 p.m., at the Sheraton Wall Centre. The meeting room information will be provided later.

**The Annual General Meeting is to be Saturday, January 28, 2012 at 10:00 a.m. A notice will be circulated shortly with further information.**

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

Derrin Geisheimer  
Strata Agent

DG/cd

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When you sell your property, you may be requested to produce at least two years of strata council meeting minutes. Therefore, it is recommended to properly file and retain the entire year's strata records. Service charges apply to obtain additional copies of the strata meeting minutes from the managing agency. Meeting minutes are posted on the strata corporation's website, [www.onewallcentre.ca](http://www.onewallcentre.ca), shortly after they are distributed to owners.

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