

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

---

Thursday, April 1, 2010  
Galliano Room – South Tower

---

**PRESENT:** Phillip Jhin                      Jerre Bradt                      Nell Dragovan  
                 Bruce Gleig                      Havana Ulrich                      Yousef Rastar

**VIA CONFERENCE CALL:** Michael Mathews

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

---

**CALL TO ORDER**

The meeting was called to order at 11:30 a.m.

**APPOINTMENT TO COUNCIL**

The strata council would like to welcome Mr. Yousef Rastar to the strata council.

**BUSINESS ARISING**

1.     **Windows:** The strata council is pleased that the resolution presented at the SGM has passed and will be instructing RDH Engineering to proceed with the quotations for the window replacement, as well as preparing a presentation to the City of Vancouver with respect to the window tinting. Bruce Gleig will liaise with RDH Engineering to obtain dates with respect to the necessary quotations.
2.     **Legal:** Council discussed legal matters with its counsel, Tim Peters.
3.     **Roof:** RDH is continuing to investigate the roof and have determined the following:
  - 1)     The roof membrane is inadequate and allows water to infiltrate into the large void spaces below.
  - 2)     Void spaces are undrained and collect large quantities of water.
  - 3)     The membrane in the void spaces has either failed or is not adequate in many areas, allowing water to get into concrete and cold joints below.
  - 4)     Once past the void waterproofing the water can move through concrete cold joints and cracks below the perimeter roof system membrane and run laterally until it leaks into the suite through another cold joint between the perimeter curb and slab.

RDH will be putting a proposal together for Wall Financial to review and approve.

4.     **Concierge Uniforms:** The council discussed the issue of the concierge uniforms and agreed that this issue requires further investigation. The strata agent will provide Havana with a spreadsheet of the uniform expenses that have been charged back from the hotel to the strata for this fiscal year.
5.     **Cooking & Smoke Odours:** Latham's Plumbing and Heating have been on site investigating the cooking and smoke odours that have been reported by various owners. Since the March council meeting, Latham's has replaced several parts on the roof top fans. It appears that some fans in the roof top make-up air unit were shut off by the hotel and have now been turned back on. There have

been no further reports of cooking and smoke odours in the building since the latest repairs were completed.

6. **Enterphone:** The strata agent provided further information with respect to the enterphone panel. Council instructed the agent to obtain quotes to re-fabricate the enterphone panel and/or to replace the enterphone panel. The agent will forward the quotes when received to the council for their review.

## **NEW BUSINESS**

1. **Website Hosting:** The council discussed various options with respect to the website. Jerre, Michael and Havana have volunteered to research the website and explore effective ways in posting information for owners.
2. **Flooring Issue:** The strata council advised that further investigation into this issue was required and therefore, instructed the strata agent to not sign any documents until instructed by the council.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 1:05 p.m.

The next meeting of the strata council will be held on Thursday, June 10, 2010 at 9:30 a.m. Venue to be advised.

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

R. S. (Rick) Dickson  
Strata Agent

RSD/mc