

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

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Held on Friday, February 24, 2012  
In Unit #4701

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**PRESENT:**

Bruce Gleig	(via conference call)
Jerre Bradt	(via conference call)
Nell Dragovan	(via conference call)
Yousef Rastar	
Michael Mathews	(via conference call)
Philip Jhin	

**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 January 27, 2012 council meeting as previously circulated.

**BUSINESS ARISING**

1. **Window Glazing:** Council members are continuing to review glass samples with RDH as the chosen sample was found to have too much of a green hue in bright sunlight. Pictures of the failed choice will be posted on website for owners to view so they can visually understand the concern about the color. The mock up is still scheduled for the middle of March. Six panels will be installed with three types of glass for viewing.
2. **Legal:** Mediation is proposed for April 11, 2012. The trial date is still booked for September 17, 2012.
3. **Hotel Relations:** Council continues to work on relations with the hotel. A letter has been sent once again regarding reimbursement for RDH invoices. Council also noted that the former hotel manager Peter Frcek is no longer working for the hotel; however, council has not received information on his replacement.
4. **Toilet Seal Leak:** An invoice from Latham's will be charged back to the unit in question in regards to a toilet that was leaking and may have caused damage on the floor below.
5. **Latham's Service Contract:** The strata agent will follow up with Latham's to schedule a meeting to discuss the services provided by Latham's.

6. **Chargeback:** A letter was received disputing an invoice chargeback for repairs to two units. The strata agent is researching the invoice and the work completed by Phoenix Restoration as there seems to be some confusion on the work completed in one of the units. Further information and clarification will be provided to the owner and council before a decision will be made.  
This unit has also been sent a letter regarding using a residential strata lot as an office/place of business. Council reviewed the owner's communication on this matter and requested the strata agent to send a letter to arrange a viewing of the unit to see if business is being done at the strata lot.
7. **Failed Hot Water Dispenser:** A unit had an issue with a hot water dispenser. A council member advised that it has been turned off.
8. **Dryers/Blowers:** It was **MOVED, SECONDED** and **CARRIED** to approve purchasing two dryers/blowers at a cost of approximately somewhere between \$250 and \$320 each, plus HST. These will be kept on site for emergencies that require immediate attention. This should provide cost savings as the strata corporation won't have to call a restoration company for small issues that just need drying.  
In addition, council agreed to purchase and stock some poly sheeting. This can be used in the event of a leak in the storage lockers. The total authorized for these expenditures is \$800.
9. **Insurance Claim:** The strata agent was requested to follow up with the adjuster Tracy Hon on a subrogation that would see Latham's return an insurance deductible to the strata corporation.
10. **CMW:** The strata agent will confirm with CMW Insurance that Directors' Insurance has been increased as requested prior.

## **FINANCIAL**

1. **Financial Statement:** It was **MOVED, SECONDED** and **CARRIED** to approve the statements up to and including December 2011. The strata agent will follow up with one question on repairs and maintenance and will advise the treasurer.
2. **New Collection Procedures:** Council provided the signed copy of the new collection procedure bylaws that will be registered at the Land Titles Office as they were approved at the ownership meeting in January. Council advised the strata agent to proceed with collections on any of the outstanding accounts. Owners that have not made the payment for the first levy will receive a 21 day demand letter.

**Owners that have paid their levy can obtain a statement confirming payment from Ascent Management. Please contact Tory Matsen in accounting at (604) 293 - 2438.**

## **NEW BUSINESS**

1. **Website:** Jerre Bradt and our web designer are continuing to improve the website. The site will soon have a new tab with more details on future timelines and information related to the window re-glazing project.

## **ADJOURNMENT**

There being no further business to transact, the meeting was adjourned at 3:00 pm.

## **NEXT MEETING**

The next council meeting date and location is to be determined.

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

Derrin Geisheimer  
Strata Agent

DG/an

Direct Number: 604-293-2452  
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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.