

**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN LMS 4456 – “ONE WALL CENTRE”  
938 NELSON STREET, VANCOUVER, BC**

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Held on Friday, January 11, 2013  
In Unit 4701 – Thank you to Yousef Rastar

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**PRESENT:** Bruce Gleig (via conference call)  
Yousef Rastar  
Philip Jhin  
Jerre Bradt

**REGRETS:** Mike Constantini                      Nell Dragovan

**MANAGING AGENT:** Michele Campbell, *Strata Agent, Ascent Real Estate Management Corporation*

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**CALL TO ORDER**

The meeting was called to order at 2:10 p.m.

**MINUTES**

It was **MOVED, SECONDED** and **CARRIED** to approve the minutes of the November 10, 2012, council meeting as previously circulated.

**BUSINESS ARISING**

1. **Window Re-Glazing Program:** Bruce Gleig advised that the approval for the darker glass has been obtained and the project is moving forward.
2. **Elevators:**
  - a. Yousef reported that the installation of the drywall is complete.
  - b. It was further reported that once the safety switches are installed by ThyssenKrupp, then BCSA will be able to complete their final inspection of the elevators.
  - c. Gunn Consultants issued a report dated October 31, 2012 that includes recommendations which council will follow. The report can be accessed on our website.
  - d. Philip reported that Smartek had the lowest bid for installing cameras in the elevator cabs. A final decision with respect to the installation of cameras has been deferred until after the AGM.
3. **Hotel Relations:**
  - a. The hotel has not provided council with the original backup information to support the monthly invoice for shared expenses. Philip Jhin and the strata agent have been working diligently to obtain this information.

- b. Philip will contact the hotel manager with respect to the replacement of a shared valve. Do to this valve malfunctioning, some air recirculating fans have been turned off causing smells to back up into some units. The cost to replace this valve is approximately \$1,600.00.

4. **Communication:**

- a. The concierge have confirmed that communicating urgent building matters via email using the standard "one@wallcentre.com" account is less complicated than setting up a separate email address for this purpose.
- b. Jerre confirmed that most of the requested website updates have been completed. The remainder will be done after the Annual General Meeting.

- 5. **Climb the Wall:** It was confirmed that all concerns regarding the Climb the Wall event and the use of the elevators have been addressed. In light of this the council have instructed the strata agent to forward confirmation to the BC Lung Society. The Climb the Wall event is scheduled for March 3, 2013.
- 6. **HVAC Inspections:** Werner Smith has completed the in suite HVAC Inspections and council is very pleased with their work.
- 7. **P4 Parking Gate:** Yousef advised that the gate required the pin to be replaced and is now working fine.

**FINANCIAL**

- 1. **Financial statement:** It was **MOVED, SECONDED** and **CARRIED** to accept the financial statements for the period ending November 30, 2012.
- 2. **Payment by Wire Transfer:** Unfortunately, owners are not able to pay their strata fees by wire transfer as there is insufficient information in the wire transfer for the accounting department to ensure the funds are credited to the correct account.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:15 p.m.

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

Michele Campbell  
Strata Agent  
/MC

*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*