

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

Held on Friday, January 27, 2012
In the Vancouver Room – 4th floor South Tower

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

REGRETS: Philip Jhin

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

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 December 16, 2011 council meeting as previously circulated.

INSURANCE (1:00pm to 2:20pm)

Christopher McLean from AON attended the meeting to provide council with information on insurance coverage for the window glazing project and warranty coverage after the project is completed. Council will review the proposals and receive confirmation on a potential discount from AON should council choose to purchase a full coverage package for all requirements from AON (insurance would be underwritten by several companies and packaged by AON). Council is in favor of having the 50 million in liability coverage, 5 million in project specific errors and omissions coverage, and warranty coverage to be 10 years on water ingress. Council thanked Christopher for the information and will be in contact after pricing has been confirmed.

RDH ENGINEERING UPDATE (1:00pm to 3:50pm)

Kevin Ganzert, Ed Thiessen, Michael Roche, and Rick Hughes of RDH Building Engineering attended the meeting. They answered questions and discussed points that council needs to consider when deciding on the appropriate insurance and warranty coverage.

Following the insurance presentation, RDH gave an overview of where the reglazing project currently stands. The mock-up for the proof of concept is still booked for February 20, 2012. They discussed the progress with the staging and moving platform and noted some concerns about the timeline for having this ready; however, it is hoped that the issues will be resolved so that they are up and ready to start work in the spring. RDH also gave a very preliminary plan for how the glass will be moved

around on site when the project starts. Council thanked them for the report and they left the meeting.

BUSINESS ARISING

1. **Window Glazing:** Council advised that they had met on site earlier in the day with Bruno Wall, Garry Papers, Nick Milkovich, Tim Peters and Ed Thiessen to view the selected glass installed. Council was satisfied with the colour selection. Bruno Wall indicated that he wanted to show the installed samples to his uncle (Peter Wall). Council will be updating the website with any reports received from the contractors and individuals involved.
2. **Retainer:** Council discussed Nick Milkovich's work with the strata corporation's glass choice and his work with the City on their behalf. It was **MOVED, SECONDED** and **CARRIED** to approve a payment of up to \$11,000 to Nick for his consulting work.
3. **Legal:** Tim Peters had advised council that the discovery of Bruno Wall will take place February 16, 2012. The trial date is still booked for September 17, 2012.
4. **Hotel Relations:** A letter was sent to Wall Financial in regards to a conversation where Bruno Wall confirmed that he would attend to replacing the roof membrane once the window glazing project is completed. A letter was also sent in regards to an incident where water from the hotel had penetrated the storage locker(s).

Mr. Frcek, the hotel manager, will be contacted to discuss discounted rates in the hotel for owners who may want to vacate their suites during construction on their floor.

5. **Concierge:** Council requested the strata agent to follow up with a procedure for when police request information at the desk area. Council also reviewed a request for a new computer at the concierge's work station. After review, it was **MOVED, SECONDED** and **CARRIED** to approve a budget of up to \$1500 for a new computer.
6. **Latham's Service Contract:** Council is still concerned with the level of service. A council member will contact another service provider to understand the options available.
7. **Chargeback:** A council member noted a letter will be sent to the strata agent in regards to work completed in a suite that was charged back to the owner. Once received, council will review the details and the owner's concern.
8. **Fans:** Council is still considering whether to buy a couple of fans for the strata to keep on hand.

CORRESPONDENCE

1. **Various Issues:** Communication was received and responded to in regards to the window glazing project, request for levy payment to be held separate, additional operable windows, collection and payment procedures, an update on a resident's previous concern about an elevator noise, and a reported leak in the ceiling that will be investigated.

FINANCIAL

1. **Financial Statement:** Council was provided the December statement showing the deficit for the year which will be addressed at the AGM.

2. **Loan from CRF:** Council approved borrowing funds from the contingency reserve fund on a temporary basis to pay outstanding legal invoices and RDH invoices.
3. **RDH:** The strata agent provided invoices for review and council approved these as they were authorized prior.

NEW BUSINESS

1. **Lathams Quote:** Council approved a quote from Latham's for replacement of fan tagged #6 at a cost of \$1370 plus tax.

ADJOURNMENT

There being no further business to transact, the meeting was adjourned at 5:15 pm.

NEXT MEETING

The next council meeting is scheduled for Friday, February 24, 2012 at 1:00 p.m. at the Sheraton Wall Centre. The meeting room location to be determined.

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

Derrin Geisheimer
Strata Agent

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Direct Number: 604-293-2452
After Hours Paging Service: 604-293-2459

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, shortly after they are distributed to owners.