

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

Held on Friday, June 29, 2012
At the Sutton Place Hotel

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

REGRETS: Nell Dragovan

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

CALL TO ORDER

The meeting was called to order at 10:35 a.m.

MINUTES

It was **MOVED, SECONDED** and **CARRIED** to approve the minutes of the March 19, 2012 council meeting as previously circulated.

BUSINESS ARISING

1. **New Strata Agent:** The council welcomed back Michele Campbell to One Wall. Michele will be filling in while Derrin Geisheimer is away on sick leave.
2. **Council Resignation:** Unfortunately due to personal obligations Michael Mathews has tendered his resignation from council. The council would like to thank Michael for all his hard work and time as a strata council member for One Wall Centre.

Jerre Bradt was appointed to council secretary for the remainder of the term.

Yousef Rastar has volunteered to recruit owners to the council to fill the vacancy for the remainder of the term. If any owners are interested in volunteering for council they are asked to email the strata agent who will forward your email to council.

3. **Window Reglazing Program:** The council discussed the window reglazing program and noted that a number of outstanding RDH invoices have been paid.

An inquiry from an owner with respect to accounting and possible reimbursement of funds was discussed. Council wishes to note the following:

The windows assessment funds (WFS) are in a segregated account which can only be spent on the windows replacement program.

There are expenditures for the window replacement program in addition to the \$3,250,000 deposited in the escrow account. These include legal funds spent to implement the settlement agreement, and construction funds spent on the program before ratification of the agreement at the SGM. In order to accomplish the window replacement program in 2012, as originally planned, pre-construction work was started soon after the windows assessment resolution was passed. Our agreement with Wall Financial specifies that any expenditure authorized by the strata for the windows replacement program before the settlement agreement shall be paid by the strata.

The agreement has a provision for our strata to take back responsibility for replacing the windows in certain circumstances. In which case, the strata will be responsible for any costs over and above the escrow amount. In that event, the balance in our WFS will be used if necessary.

Finally, the resolution passed at our SGM on Dec. 17th 2011 states: "In the event that the actual cost of the proposed project is less than the special levy amount, the remaining funds shall be returned to the owners in amounts proportional to their contributions. However, if none of the owners would receive more than \$100.00, the Strata Corporation LMS 4456 may deposit the excess in the CRF rather than returning the surplus funds to the respective owners." When the replacement program is completed, a final accounting of the WFS will be done. At that time, any remaining funds will be returned to owners as directed by the resolution.

4. Elevators:

- a) The strata council has retained Gunn Consultants to work with Thyssen-Krupp Elevators (TKE, our elevator maintenance company) to assess the issues that are causing the failures of the R5 and R6 elevators in order to return them to safe and reliable service.
- b) Mr. Rastar will instruct the drywall contractor to proceed with the required work as ordered by the BCSA (British Columbia Safety Authority).
- c) For the last three months, there have been numerous issues with our elevators. This is a summary of what has happened:
 - Three months ago, as part of the window replacement program, elevator R6 was taken out of service to be modified for carrying replacement windows to the residential floors.
 - Upon completion of the R6 modification, BCSA required an inspection. This inspection found a deficiency that existed since original construction that must be corrected before BCSA will allow the elevators to operate.
 - Council met with TKE, Richmond Elevators (builder of our elevators), and BCSA to determine what options are available. Of the options, it was determined that the non-mechanical alternative requiring the construction of a wall inside the elevator shaft was the best.
 - Council worked to find contractors and get bids for this construction work.
 - In the meantime, BCSA required us to shut down both elevators. Council managed to work out a way to keep one elevator working:
 - A temporary mechanical safety device was installed in the two elevators in order for them to operate before the safety wall is built.
 - While these temporary devices were being installed, we were required to have an elevator operator in R5 for 2 days so that at least one elevator was working.
 - After these devices were installed, another safety test was done. One of the tests failed and damaged a critical part. This part had to be custom fabricated. Council worked tirelessly to get this done expeditiously.
 - The part arrived and was installed. However, during testing, the part failed again. It was then determined that the original specifications for this part were incorrect. TKE had to perform time consuming tests to determine the correct specifications.

- An order was placed for the new version of the part to be fabricated. This part arrived the week of June 11th and was installed. TKE then went about performing tests on R6 to make sure everything is in good working condition before putting R6 back in service.
- While R6 was out of service for the better part of 3 months, R5 was over-worked as the sole operating elevator. This caused it to break down more frequently. Also, being the only operating elevator, this resulted in several occasions of residents having no elevator service.
- After R6 is certified and put back into service, R5 will be taken off line and needed maintenance work performed, including potentially replacement of the part that failed on R6.
- After both R5 and R6 are back in good working condition, each will have to be shut down for about one week to install the safety wall inside the shaft that is required by BCSA. At that point, both elevators will be back in normal service.

5. **Insurance Claim:** The strata agent will follow up on the status of the subrogation with Latham's with respect to an insurance claim.
6. **Hotel Relations:** Mr. Jhin and Mr. Rastar will meet with Darcy Wise, the hotel General Manager, to discuss issues of mutual interest, including access to original invoices detailing expenses for shared services.

FINANCIAL

1. **Financial Statement:** It was **MOVED**, **SECONDED** and **CARRIED** to approve the statements up to and including May 2012.
2. **Accounts Receivable:** The strata council reviewed the accounts receivable and instructed the strata agent to send letters to owners who are currently in arrears for their strata fees.

ADJOURNMENT

There being no further business to transact, the meeting was adjourned at 12:45 pm.

NEXT MEETING

The next council meeting is scheduled for September 21, 2012.

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

Michele Campbell
Strata Agent

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