

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

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Held on Monday, March 19, 2012  
At the Columbia Room – South Tower

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**PRESENT:**

Bruce Gleig	(via conference call)
Jerre Bradt	
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 February 24, 2012 council meeting as previously circulated.

**SPECIAL GENERAL MEETING**

Council discussed the upcoming SGM that will present the proposed litigation settlement for approval by the owners. The SGM will be held on Saturday, April 14, 2012. A full information package and the resolution will be sent out to all owners.

**HEARING (1:30pm to 2:30pm)**

An owner's representative (D. Slater) requested a hearing. Council reviewed with the owner's representative the questions and concerns raised in regards to the matter. Council will be providing the owner a formal written response.

**BUSINESS ARISING**

1. **Window Glazing:** The trial date is still booked for September 17, 2012. Council is seeking support from the owners for the settlement negotiated through mediation. If the settlement is approved by all parties, then the trial date will be canceled.
2. **Hotel Relations:** Council continues to work on relations with the hotel. It has been advised that Darcee Wise from Wall Financial has taken over the duties of Peter Frcek. Mr. Raster and Mr. Jhin will schedule a meeting with Ms. Wise to introduce themselves. They will also follow up on outstanding RDH invoices and replacement of pump #28. From the information provided on the maintenance agreement, the pump should be repaired by the hotel as part of the monthly maintenance fee paid by the Strata to the hotel.

3. **Toilet Seal Leak:** An invoice from Latham's has been charged back to the unit in question in regards to a toilet that was leaking and appears to have caused damage on the floor below.
4. **Latham's Service Contract:** Latham's met with a council member and the strata agent and the discussion was positive. Council will continue to monitor their performance.
5. **Chargeback:** A letter was received disputing an invoice chargeback for repairs to two units. The strata agent has researched the invoice and the work completed by Phoenix Restoration. A follow up letter will be sent to the owner providing the information from Phoenix confirming the work was completed.
6. **Dryers/Blowers:** These have been ordered from Wood and Wyant.
7. **Insurance Claim:** The strata agent followed up with the adjuster Tracy Hon on a subrogation that would see Latham's return an insurance deductible to the strata corporation. She advised that they are still working towards a resolution on this matter, but that Latham's is claiming the hotel advised them on the work and therefore caused the water damage to the unit below.
8. **CMW:** The strata agent advised CMW has confirmed that the 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 January 2012.
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.
3. **RDH:** RDH invoices in the agenda package were discussed and after the SGM council will give the strata agent direction on payment of these invoices.
4. **Special Levy Collections:** Council reviewed the status of the special levy collections with the strata agent.
5. **Window Glazing Replacement Levy:** The following is a breakdown of the current amounts received and outstanding for the first installment of the special levy:

<b>Payments Received</b>	<b>Payments Overdue</b>	<b>Owners Paid</b>	<b>Owners Overdue</b>
\$3,044,846.27	\$555,153.73	58	14

In order to meet the contractual obligations of the project, Council has authorized the strata agent to begin charging 10% interest per annum, compounded annually, to all owners' accounts with overdue special levy payments in accordance with the strata corporation's bylaws.

A Notice of Default, which is a formal demand notice giving a 21 day deadline to pay the outstanding balance, has been issued to those owners at a cost of \$100.80 charged to their strata fee accounts. Failure to remit payment in full within the 21 day time frame will result in the registration of a lien against the title of your strata lot with the registration and removal costs of \$616.00 charged to your account. The registration of a lien against your title would hinder your ability to refinance your mortgage or sell your unit should you wish to do so.

**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.**

## **ADJOURNMENT**

There being no further business to transact, the meeting was adjourned at 3:45 pm.

## **NEXT MEETING**

The next 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  
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](http://www.onewallcentre.ca), shortly after they are distributed to owners.

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