

STRATA COUNCIL MEETING MINUTES
OWNERS' STRATA PLAN LMS 4456
"ONE WALL CENTER"
938 NELSON STREET
VANCOUVER, BC

Wednesday, March 3, 2010
Columbia Room – South Tower

PRESENT:	Phillip Jhin	Jerre Bradt	Nell Dragovan
VIA CONFERENCE CALL:	Bruce Gleig	Michael Mathews	Havana Ulrich
REGRETS:	Joan Down		
STRATA AGENTS:	Rick Dickson & Michele Campbell, <i>Ascent Real Estate Management Corporation</i>		

CALL TO ORDER

The meeting was called to order at 9:35 a.m.

RESIGNATION FROM COUNCIL

The strata council accepted, with regret, Joan Down's resignation from council as her unit is being sold. The strata council would like to thank Joan for her tireless work over the years and wish her all the best.

Council briefly discussed a possible replacement candidate for Joan's seat.

Havana Ulrich volunteered to take on the roll of Strata Council Vice President as well as assume Joan's role as the liaison between council and both the concierge staff and hotel.

BUSINESS ARISING

1. **Windows:** The strata council discussed holding a Special General Meeting to raise funds in order for RDH Engineering to proceed with the quotations for the window replacement as well as preparing a presentation to the City of Vancouver with respect to the window tinting. It was decided that a Special General Meeting of the owners will be held on Thursday, April 1, 2010 at 10:00 a.m. Owners are encouraged to attend and if they are unable to attend to please forward your proxy vote to a member of the strata council.
2. **Roof:** RDH have opened up the concrete areas of the roof and have determined that more coring and smoke tests are required. Following the meeting, council received an updated report from RDH. A copy of the report is included with these minutes.
3. **Preventative Maintenance Program:** The strata agent advised that the preventative maintenance program is underway by Latham's. Latham's provided a quote of the replacement of a pressure regulating valve on the 31st floor. The council reviewed the quotation and requested some further clarification and instructed the strata agent to proceed based on Latham's recommendations.
4. **P5 Elevator:** The council decided to table this issue until the next council meeting.
5. **Electrical Use in the Parkade:** The strata council reviewed the request from an owner with respect to the installation of electrical outlets in the parkade. The council discussed this issue at length and

has requested that the owner be asked to clarify the intended use and to investigate the costs of hydro usage and installation of additional outlets.

6. **Cooking & Smoke Odours:** It appears that some fans in the roof top make-up air unit were left off, allowing odours to travel through the building. However, the problem continues to recur. Council will investigate the source of the odours and the reason the roof fans are not functioning as required.
7. **Enterphone:** Council noted another complaint about the appearance of the enterphone panel. Council and Ascent have been attempting to find a company that can restore the finish of the panel without requiring the replacement of the unit, but have not had any success to date.

FINANCIAL

1. **Statements:** The strata agent provided the January and February 2010 financial statements for review and approval.
2. **Receivables:** The strata council reviewed the accounts receivable and instructed the strata agent to place a lien on a unit with a large outstanding balance.
3. **T1044 - Non Profit Organization Information Report:** Philip Jhin, strata council treasurer signed the T1044. The strata agent will file the T1044 with Canada Customs and Revenue.

NEW BUSINESS

1. **FORM I – BYLAW REGISTRATION FORM:** The strata agent presented council with a Form I that must be signed by two members of council in order to register with Land Titles, the following bylaw that was approved at the Annual General Meeting in January 2010.
 - 3.7 In accordance with section 72(3) of the Strata Property Act, the strata corporation will take the responsibility for the annual inspection, normal maintenance and one filter replacement of each strata lot's heat pump(s). The strata corporation will pay for the inspection and normal maintenance of the heat pump(s) only. All additional expenses related to the repair or replacement of each individual strata lot's heat pump(s) are the sole responsibility of each strata lot owner and are to be paid directly by the owner to the heat pump service provider.
2. **Concierge Uniforms:** The concierge staff voiced concerns with respect to the lack of cooperation from the hotel in dealing with uniform issues. Havana Ulrich will liaise with the concierge staff and the hotel in an attempt to rectify this situation.
3. **Bosch Dishwasher Recall:** Nell Dragovan has volunteered to liaise with Eleanor, head concierge, in drafting a notice to owners who have not yet had their dishwasher serviced due to the recall.
4. **Bylaw Infractions:** The council directed the strata agent to write bylaw infraction letters to a number of owners with respect to short-term rentals and excessive noise. Owners are reminded that any rental for a period of less than 30 days is in violation of the Strata Corporation bylaws. Owners are further reminded that sound travels easily through shared walls, floors and ceilings and asks that all residents be considerate of their neighbours.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:20 a.m.

The next meeting will be the Special General Meeting to be held on Thursday, April 1, March 3, 2010 at 10:00 a.m. Council will also hold a meeting on April 1 in conjunction with the SGM. Venue to be announced.

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

R. S. (Rick) Dickson
Strata Agent

RSD/mc

Attachment to Strata Council Meeting Minutes March 3, 2010

RDH Report

On Wed, Mar 3, 2010 at 3:08 PM, Brian Hubbs <bch@rdhbe.com

We made a third opening yesterday and confirmed another leakage path. In short we have found the following water leakage path from the exterior to the interior:

- 1) The roof membrane is inadequate and allows water to infiltrate into the large void spaces below.
- 2) Void spaces are undrained and collect large quantities of water.
- 3) The membrane in the void spaces has either failed or is not adequate in many areas, allowing water to get into concrete and cold joints below.
- 4) Once past the void waterproofing the water can move through concrete cold joints and cracks below the perimeter roof system membrane and run laterally until it leaks into the suite through another cold joint between the perimeter curb and slab.

We will put together a drawing of the leakage paths in the next few days. The complexity of the water leakage path and the numerous potential sources for the water make repairs very difficult and highly iterative unless the entire roof membrane is upgraded.

Wall financial has not been involved in the investigation up to this point, however, most of the time spent to date has been getting access to the void spaces. Now that we have access it would make sense to discuss our findings.

Brian Hubbs, P. Eng.
RDH Building Engineering Limited
Cell: 604-786-4949 or 206-718-7976