

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

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Held on Friday, September 21, 2012  
At Unit #4701 – 938 Nelson St. Vancouver

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**PRESENT:** Bruce Gleig (via conference call)  
Jerre Bradt  
Yousef Rastar  
Mike Constantini  
Nell Dragovan

**REGRETS:** 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 1:00pm.

**MINUTES**

It was **MOVED, SECONDED** and **CARRIED** to approve the minutes of the June 29, 2012 council meeting as previously circulated.

**BUSINESS ARISING**

1. **Council Resignation:** It was noted at the last meeting that a council member had resigned. It was **MOVED, SECONDED** and **CARRIED** via e-mail to have Mike Constantini fill the vacant seat on council for the remainder of the fiscal year.
2. **Window Re-Glazing Program:** Kevin Ganzert of RDH sent an email update of the status of the window re-glazing program. He reported that a preferred glass has been selected and a mock-up has been installed on the fifth floor of the hotel. The mock-up will be tested to confirm installation proof-of-concept and water penetration resistance. Wall Financial is preparing the application to the City for approval of this choice. Other pre-construction work is proceeding as planned.
3. **Elevators:** Yousef Rastar reported on the meeting that took place on September 5, 2012 with the strata agent, Philip Jhin, Yousef Rastar, ThyssenKrupp, and Gunn Consultants. The meeting was called to discuss the path to take to return the elevators to safe and reliable working order.

As the elevators continue to be an issue, TKE, at their expense, brought an engineer from Motion Control Engineering in California to help resolve the control drive problems in the R5 elevator. TKE feels that they are making progress in bringing the elevators back to proper reliable service; however, council has concerns about the length of time it is taking TKE to solve the elevator problems. Further discussion continued on other alternatives and it was agreed that at this time it

would be best to continue with ThyssenKrupp and Gunn Consultants. A council member noted that if the issue is not resolved soon that the strata should request a full mechanical inspection of the elevators.

Council received an updated proposal from Gunn Consultants in the amount of \$3900 plus taxes, and it was **MOVED, SECONDED** and **CARRIED** to approve the proposal as presented.

4. **Insurance Claim:** The strata agent informed council that the adjuster for the subrogation against Latham's has advised that they are giving Latham's until the end of October and if funds are not received then they will move the claim over to their legal department.
5. **Hotel Relations:** Yousef Rastar and Philip Jhin met with the Hotel Manager, Darcee Wise. Several issues were discussed, and the Hotel Manager was asked to resolve the issue of non-payment from the hotel in regards to invoices associated with RDH. The strata corporation had paid the invoices quite a while ago and the strata corporation has still not received reimbursement from the hotel. An issue related to a valve on the 48<sup>th</sup> floor that needs to be repaired was also discussed. The valve is part of the equipment that is shared by the hotel and the strata.

Council directed the strata agent to follow up with a letter stating that the monthly invoice sent for the strata component of shared equipment and services will need the proper back up information prior to payment being made. Council has asked the hotel for the backup information at previous meetings, but the hotel has not provided it as of this date. The strata agent will follow up with further written communication to the Hotel Manager.

6. **Previous Plumbing and Owners' Appliance Leaks:** The Council President asked the strata agent to provide a summary of a list of leaks that have occurred in the past so it can be placed in the minutes as resolved.

## **FINANCIAL**

1. **Financial Statement:** It was **MOVED, SECONDED** and **CARRIED** to approve the statements up to and including August 2012. The treasurer had provided a report prior to the meeting via email and the strata agent will follow up with a noted concern(s).
2. **Accounts Receivable:** Council reviewed the AR report and requested the strata agent to proceed with collection of strata fees and levies that are outstanding. It was noted that two owners still owe part of or their entire window levy. One owner has made partial payment and advised that they would have full payment within the next few weeks. The strata corporation's collections lawyer, Paul Mendes, is pursuing another owner that has not paid the levy. This owner may have to be served using a substitution service as Paul Mendes' office has had difficulty trying to serve this owner.
3. **Reserve Study (Depreciation Report):** This will be discussed at the next meeting when council member Philip Jhin is present.

## **CORRESPONDENCE**

1. **Charge Reversal Request:** A letter was received from a lawyer representing an owner in the building. Council reviewed the letter and it was **MOVED, SECONDED** and **CARRIED** to deny the request in regards to the reversal of fines, late interest and lien charges. The letter will be sent to the office of Paul Mendes for proper response.

## **NEW BUSINESS**

1. **HVAC:** Council will follow up with Werner Smith for a quote on the in-suite HVAC service. Council has not been satisfied with Latham's HVAC service the last few years.
2. **Climb the Wall:** A lengthy discussion took place and the strata agent was requested to communicate with the hotel, as council is considering not hosting this event in 2013 due to the possible window replacement work that may start at that time on the building. Further discussion will take place once the hotel has been consulted.
3. Because of the ongoing problems with the elevators, discussion of the installation of security cameras in the elevators was postponed
4. The concierge have been asked to explore the possibility of establishing a special notices only email account to provide another avenue for communication with the residents. This account would be used to provide notices of service interruptions and other issues of concern to the residents.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:20pm.

## **NEXT MEETING**

The next council meeting is scheduled for Saturday, November 10, 2012 (location TBA).

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

Derrin Geisheimer  
Strata Agent

DG/an

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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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