

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

Thursday, September 23, 2010
Columbia Room – South Tower

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

VIA CONFERENCE CALL: Havana Ulrich

GUESTS: Brian Hubbs, RDH Engineering

STRATA AGENTS: Rick Dickson & Michele Campbell, *Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 9:30 a.m.

MINUTES

It was moved and seconded to approve the minutes of the June, 2010 council meeting, as presented.

MOTION CARRIED.

BUSINESS ARISING

1. **Windows:** Brian Hubbs of RDH Engineering reported that they had a small set back as they were in need of the mechanical plans for in suite HVAC units. Unfortunately, these were not available from either the developer or the strata corporation. Latham's Plumbing and Heating was able to provide the necessary information while performing the HVAC service. The mechanical engineer's report should be available in the next two or three weeks. This information will be used for the bid drawings.
2. **Roof:** RDH Engineering met with Bruno Wall of Wall Financial and will be making a proposal to replace the roof membrane.
3. **Legal:** The strata council was awaiting an update from the strata corporation's lawyer, which had not been received at the time of the meeting.

After the council meeting, legal counsel reported our detailed claim has been filed and served on the defendants who will now serve us with their defences. This fall, the strata council hopes to meet with the defendants to discuss the possibility of settlement.

4. **Elevator Repairs:** ThyssenKrupp provided a follow-up report to council on the recent major elevator outage.

It was noted that it is rare when a bearing in a machine fails. This is a piece of equipment that is integral within a hoist machine unit. The cause for the bearing to fail could stem from a myriad of different reasons, such as issues with installation from the factory or poor metal quality in the actual bearing.

In order to remove the large bearing the machine had to be hoisted and the car put onto a chain block, basically suspending the cab. In order to get at the bearing the hoist machine had to be disassembled and the bearing removed.

Once removed, the new bearing was confirmed and ordered. This took 3-4 days to arrive in Vancouver. Prior to installing a new bearing you must use a bearing heater (on site) in order to install. The bearing heaters ThyssenKrupp had available, as well as local rentals, were not large enough to accommodate the bearings on site. We managed to locate a heater after a week of trying.

After the new bearing was installed the crews re-assembled the hoist machine and put the unit back in place. There was a problem with the unit and the pedestal so the hoist machine had to be raised and lowered again. The second attempt was successful, as the unit was aligned and secured.

When the unit was put back into operation and the crews were testing the equipment, they found an unrelated problem with the braking system. The equipment had to have further work performed, which took an additional 5 days.

The costs for the repairs were included in the monthly service contract with ThyssenKrupp. Had this monthly contract not been in place, it would have cost over \$10,000.00 to perform the necessary repairs.

Council apologizes for the numerous delays, but it appears that there was little that could have been done to avoid them.

5. **Water Damage:** RDH Engineering provided a report with respect to the damage to the flooring around the windows of a unit. After much discussion, the strata council determined that the source of the water was undetermined and that they would share the cost of the replacement of the damaged floor boards only, and the not blackened boards in the centre of the room.
6. **Website:** The strata council discussed the possible redesigning of the strata corporation's website. Jerre, Michael and Havana have agreed to head a committee to decide on how to update and/or change areas on the website. They will present their ideas to the strata council at their next meeting.

It was confirmed that all of the strata corporation's website domains have been transferred into the strata corporation's name.

7. **In Suite Heat Pump Service:** The strata agent provided the council with a report from Latham's regarding the in suite heat pump service. There were some initial problems with respect to communication with the concierge, filter sizes, etc. The service was very insightful and we hope that next year's service will run more smoothly.
8. **Plumbing Repairs:** The strata agent presented a quotation from Latham's Plumbing and Heating for necessary repairs to a pipe and the replacement of four ball valves. In order for this work to be performed the water to the building must be shut down. The strata agent was instructed to write to the hotel advising that the water to the building would be shut down. Notices will be posted prior to the work being performed to provide the residents enough notice of when the water will be shut down.
9. **Insurance Renewal:** The strata agent reported that the strata corporation's insurance has been renewed once again with CMW Insurance at a premium of \$56,030.00.

The strata council would like to remind all owners that the deductible on the strata's insurance policy for water and sewer backup damage is \$25,000. Owners should ensure that their personal homeowner insurance has adequate coverage for water and sewer backup damage to cover the deductible, as well as any betterments owners may have made in their strata lots.

10. The strata agent provided a detailed report from Latham's Plumbing and Heating noting each time they have attended to an issue at the building since 2006.

FINANCIAL

1. The treasurer reviewed the financial statements for the period ending August 2010 noting two invoices had been charged to the wrong account. The strata agent confirmed these changes would be corrected on the September financial statement.
2. The accounts receivable were reviewed and the strata agent was instructed to continue pursuing all outstanding balances.

CORRESPONDENCE

1. The strata council reviewed correspondence from an owner requesting the reversal of two bylaw fines. After a lengthy discussion, the strata council approved the owner's request and instructed the strata agent to write to the owner advising of council's decision.

NEW BUSINESS

1. **Bylaw Infractions:** The strata council discussed a list of bylaw infractions. The strata agent was instructed to send warning letters and/or fine letters where applicable.
2. **Internet Cancellation:** The strata council reviewed a letter from the hotel indicating that the internet service for the concierge desk will be terminated effective September 30, 2010. The strata agent was instructed to write to the hotel requesting clarification as to the reasons this is being done.
3. **Schedule B:** The service agreement was amended in accordance with the request of the strata brokerage in the form of a Schedule B.
4. **Landscape on Nelson:** Nell advised that she is continuing to investigate other plants that can be placed in the landscape area on Nelson Street. She is further investigating what is included in the monthly charge from the hotel for Landscape.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:30 p.m.

The next meeting of the strata council will be held on Monday, November 29, 2010 at 9:30 a.m. Venue to be advised.

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

R. S. (Rick) Dickson
Strata Agent

RSD/mc