

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

Held on Friday, September 2, 2011
In the Columbia Room – 4th Floor, South Tower

PRESENT: Bruce Gleig
Philip Jhin
Jerre Bradt
Nell Dragovan (via teleconference)
Yousef Rastar
Michael Mathews

MANAGING AGENT: Derrin Geisheimer, *Strata Agent, 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 30, 2011 council meeting as previously circulated.

MOTION CARRIED.

RDH ENGINEERING UPDATE (10 a.m. to 11:45 a.m.)

Representatives from RDH attended the meeting (Brian Hubbs, Ed Thiessen, and Kevin Ganzert). Nick Milkovich representing Bruno Wall attended this update as well.

RDH gave Council an overview of the current status of the re-glazing process. Nick Milkovich contacted the City of Vancouver to request a meeting concerning the proposed glazing for LMS 4456. Nick and RDH met with Brent Toderian, Director of Planning for the City of Vancouver. Nick and RDH gave their opinions on the City's response. They reported the manner in which the City would prefer to see this work done, what their concerns were about the glazing samples, and which samples would likely be fast tracked through the process. In summary the City advised that if the owners of LMS 4456 choose to use a darker glass, the process would take considerably longer, and approval would not be certain. The City of Vancouver's major concerns appeared to be the appearance of the proposed glazing and the energy savings.

Mr. Toderian has requested that Council meet with him as soon as possible, and Council intends to schedule this meeting in September.

RDH also gave an update on the building roof leak. RDH is continuing to monitor the roof for leaks. The current repairs seem to be working, but are considered temporary. A permanent membrane will need to be installed. Council will direct the Strata Agent to send a letter to Bruno Wall to confirm that this permanent membrane will be installed after the reglazing project.

BUSINESS ARISING

1. **Legal Status:** The Council President advised that there is nothing to report at this time. It was previously advised from the lawyer representing the Strata Corporation that the trial date has been set for September 17, 2012. Mediation may be attempted prior to this, possibly in spring, 2012.
2. **Communications with Bruno Wall:** Council has not received any new communication from Bruno Wall.
3. **Latham's HVAC In-Suite Inspections:** This work has been booked and will be completed this month. Council noted concerns after the last inspection and has directed the concierge staff to monitor the work and report back to Council.
4. **Latham's:** A quote was received in the amount of \$3,675.00 plus taxes for installation of proper access panels. After review it was **MOVED** and **SECONDED** to approve this quote in the amount of \$3,675.00 plus taxes.

MOTION CARRIED.

An additional quote was reviewed in the amount of \$1,490.00 plus taxes for work on the 31st floor. It was noted that the part that needs to be replaced on the 31st floor primarily services the hotel suites below. The Strata Agent was directed to follow up and if there is no action from the hotel in the immediate future, the Agent is to authorize the work as it is required and necessary for the strata to have this repaired as soon as possible to avoid crossover in hot and cold water. The invoice from Latham's would then be charged back to the hotel.

5. **Landscaping:** Council reviewed this quotation and noted that it did not include a maintenance component. The Strata Agent was requested to follow up with this.
6. **Hotel Relations:** A council member noted nothing new to report. The Strata Agent advised that a letter and copies of invoices for the Roof Leak Investigation had been forwarded to Wall Financial. A cheque has not been received for these invoices.
7. **Elevator Noise:** The Council has not received anything recent on this item from the owner.
8. **Insurance deductible:** The Strata Agent provided a letter from the adjuster on claim No.# 970057849148 in regards to subrogation. This is in reference to work done by Latham's that caused water to enter a strata lot and cause damage to the interior of the suite in excess of the \$25,000 deductible. The deductible invoice has been paid by the strata to CanStar Restorations as per the direction of the adjuster Tracy Hon.

CORRESPONDENCE

1. Council received communications from several owners regarding move in/move out charges. A council member was one of the persons who requested a review of charges. The council member left the meeting room prior to the discussion. It was noted the policy is to not charge these fees to furnished suites as long as they follow the bylaws. Tenants moving into these suites with just a limited amount of luggage will not be charged a move in/move out fee. Concierge staff will be instructed to note when a move is considered exempt from the charges so that the Strata Agent can accurately invoice the move in/move out charges.

2. A letter has been sent to an owner that is completing renovations in his suite where the work has caused some minor drywall crack(s) in the suite below. The owner that caused the damage will be responsible for the cost of repairs to the suite below.

FINANCIAL

1. **Financial Statement:** It was **MOVED, SECONDED** and **CARRIED** to approve the May, June and July 2011 financial statement.
2. **Accounts Receivable:** Council reviewed the report and directed the Strata Agent to fine the owners that are in significant arrears, in accordance with recently standardized procedures.
3. **Invoices for Approval:** It was **MOVED, SECONDED** and **CARRIED** to approve payment to RDH in the amounts of \$1,344.00, \$7,840.00, \$6,720.00. The council also reviewed invoices sent by the hotel for replacement of mechanical equipment with no explanation. The Strata Agent was requested to follow up with these.

NEW BUSINESS

1. **SGM:** Council discussed the possibility of holding an SGM in the near future to move forward with the glazing project. Council desires to update the owners and receive their input on the process of choosing the glass, the construction methodology, plans for the work, and a few issues that have arisen since our AGM. Council will share mock-up glazing samples, discuss how the elevators may be used to transport the glass, and discuss the possibility of installing additional operable vent windows.

Council will move forward with its meeting with the City and will then draft appropriate resolutions. The SGM will be scheduled as soon as possible after the meeting with the City.

ADJOURNMENT

There being no further business to transact, the meeting was adjourned at 1:00 p.m.

NEXT MEETING

The next council meeting is to be determined, likely just prior to or after the anticipated SGM.

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

Derrin Geisheimer
Strata Agent

DG/cd

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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, shortly after they are distributed to owners.

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