

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

Tuesday, April 4, 2006
In #3903 – 938 Nelson Street- South Tower

PRESENT: Phillip Jhin Nell Dragovan
 Shamin Lalani Allan Chapple

REGRETS: Shawn Maskerine Christopher Sayer

STRATA AGENT: Rick Dickson, President
 Michele Campbell, Executive Assistant
 Ascent Real Estate Management Corporation

CALL TO ORDER

The meeting was called to order at 8:10 a.m.

MINUTES OF THE PREVIOUS MEETING

It was moved and seconded to approve the minutes of the council meeting held December 2, 2005, as circulated.
MOTION CARRIED.

ELECTION OF COUNCIL EXECUTIVE

It was agreed that Phillip Jhin, Shamin Lalani, Nell Dragovan and Allan Chapple in order would share the duty of council president for each meeting and subsequent time between each meeting.

Phillip Jhin – President - April 4, 2006
Shamin Lalani – President – June 13, 2006
Nell Dragovan – President – To be determined at June Meeting
Allan Chapple – President – To be determined

The above council members will be known as vice presidents when not acting as president.

Phillip Jhin – Treasurer

Shawn Maskerine – Member at Large
Christopher Sayer – Member at Large

Due to personal time constraints, owner Elaine Ferbey requested that council remove her from the council. It was so moved and seconded. **MOTION CARRIED**

BUSINESS ARISING:

1. **Windows:** RDH has performed preliminary tests on the windows and will be conducting further tests that will include the dismantling of a window. This will require the cooperation of Visonwall and Wall Financial. Results of the preliminary tests were inconclusive
2. **Legal:** The Strata Council has retained the services of a law firm to ensure that One Wall Centre's claims under the National Home Warranty Program are not time barred, and also to find resolution of common area deficiencies with the Developer.

3. **Window Cleaning:** The council noted the windows require cleaning. The strata agent has obtained the following window cleaning schedule from Wall Financial but to date has not been received.
4. **Stairwell Doors:** The section separation stairwell doors have been removed by order of the Fire Marshall. Council requested the strata agent send a letter to Wall Financial requesting alternative security measures such as cameras or any other suggestions Wall Financial may have.
5. **Climb the Wall:** The event was very successful with minimal complaints and damage.
6. **Elevator Cab Refinishing:** A quote was received from Elevate (a company recommended by Richmond Elevator) in the amount of approximately \$15,000.00. The strata agent was requested to obtain additional quotes to refinish the elevator cab.
7. **BE2 Productions:** Strata Council reviewed the Agreement with BE2 Productions and agreed that an additional \$1,000 be charged to the film production company as the film shoot and wrap up continued past midnight on the day of the filming. Council also noted that since almost the whole of the main lobby was filled with production equipment during the film shoot, residents of One Wall Centre were inconvenienced during that time.

Any future film shoots must be accompanied by a location agreement and reviewed by the strata council.
8. **Website:** The member's only section of the website for One Wall is now up and running. The web address is www.onewallcentre.ca. Owners will be notified of the login in codes.

CORRESPONDENCE

1. Council has received number noise complaints with respect to a unit. Council instructed the strata agent that should further complaints be received a \$200.00 fine for each occurrence be levied against the owners account.
2. Council acknowledged receipt of a noise complaint letter and believes the dispute can be resolved amongst the affected residents.

FINANCIAL

1. It was moved and seconded to approve the financial statements for January and February 2006.

MOTION CARRIED.

NEW BUSINESS

1. **Youth Centre:** The council wishes to thank Margaret Gleig for attending and being the representative on behalf of the strata corporation with regard to the Youth Centre.

To file Incident Reports pertaining to the Youth Centre on Burrard Street please refer to the Bulletin Board in the main lobby for instructions on filing such reports with the Director of the Youth Centre.

2. The council wishes to congratulate Carla, Head Concierge, on the upcoming addition to her family. Carla will be taking Maternity Leave for one year starting in August. A replacement head concierge is being assigned.

Council discussed and came to a formula for payment of the replacement head concierge.

3. **Listing of Fobs:** For security purposes, Strata Council has instructed Concierge to obtain a list of all outstanding fobs so that we may verify the holders of all fobs issued at One Wall Centre
4. **Blinds for Front Entrance:** The council reviewed a request from the concierges to install blinds in the

front entrance to give some privacy. Council feels that blinds on the windows would not be a good idea as it would obstruct their ability to see out and been seen for security purposes. It was suggested that plants be placed in front of the windows to give some privacy.

ALL OWNERS ARE REMINDED THAT ALL WINDOW COVERINGS MUST ABIDE BY THE RULE 7.4, WHICH STATES: A RESIDENT MUST INSTALL AND USE INTERIOR BLINDS WHICH ARE SOLAREFECTIVE PRODUCT LTD., SERIES 3000, SOLAR ROLLER SHEERS, TELESHADES OR EQUIVALENT WITH A WEAVE/OPENNESS FACTOR OF 14% AND A COLOR EQUIVALENT TO SOLAREFECTIVE NINJA GREY. IF INTERNAL DRAPES OR SHADES ARE USED, THE BACKING FACING THE WINDOWS MUST BE WHITE, OFF-WHITE OR SOME OTHER SIMILAR NEUTRAL SHADE.

5. **ALL OWNERS ARE REMINDED TO USE THEIR EXTRACTOR FANS WHEN COOKING IN ORDER TO CONTAIN COOKING ODORS TO RESIDENT'S OWN SUITES.**
6. **Operating Procedures:** The strata agent was instructed to put together procedures for the concierge and the strata agent.
7. **Management Agreement:** The agent will present the new management agreement to council for their review and execution at the next meeting.
8. **HDTV Satellite:** A survey needs to be done on the satellite dish in order to determine what components are required in order to provide HDTV service. Nell Dragovan will instruct Expressview to proceed with the survey at a cost of \$75.00 to \$100.00, which the strata council agreed to pay.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:38 a.m.

The next meeting of the strata council will be held June 13, 2006 at 8:00 a.m.

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

R. S. (Rick) Dickson
Strata Agent

RSD/mc