

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

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Wednesday, August 2, 2006  
In the Beluga Room  
4<sup>th</sup> Floor of the South Tower

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<b>PRESENT:</b>	Phillip Jhin Shamin Lalani	Shawn Maskerine Allan Chapple	
<b>REGRETS:</b>	Christopher Sayer	Nell Dragovan	Jason Wong
<b>STRATA AGENT:</b>	Rick Dickson, President Michele Campbell, Executive Assistant <i>Ascent Real Estate Management Corporation</i>		

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**CALL TO ORDER**

The meeting was called to order at 8:03 a.m.

**MINUTES OF THE PREVIOUS MEETING**

It was moved and seconded to approve the minutes of the council meeting held June 13, 2006, as circulated.  
**MOTION CARRIED.**

**BUSINESS ARISING:**

1. **Staff Review:** Council discussed the salaries of the concierge staff. It was decided that concierge salaries will be reviewed at the end of the year.
2. **HDTV Satellite:** Bell Expressview will be onsite in September to do a review of the HDTV satellite to determine if an upgrade is possible.
3. **Repairs to Suite 4701:** Council agreed to have a their lawyer write a letter to Wall Financial putting them on notice that if the investigation of the leak have not commenced within 21 days of the date of the letter, then the strata corporation will have no alternative but to proceed with the investigation and all costs will be charged back to Wall Financial.
4. **Elevator Cab Re-Furbishing:** This item has been tabled until a later date.
5. **Renovations to P4 and P5:** The strata agent provided council with a quotation for approximately \$1,500.00 to \$2,000 to do the renovations to P4 and P5. The council agreed to proceed.
6. **FOBS:**

<b>ALL OWNERS THAT HAVE MORE THAN 6 FOBS ARE REQUESTED TO RETURN THE EXTRA FOBS TO THE CONCIERGE. OWNERS WILL BE REFUNDED FOR THE RETURNED FOBS. IF THE FOBS ARE NOT RETURNED BY SEPTEMBER 15, 2006 ALL OVER THE LIMIT FOBS WILL BE DEACTIVATED.</b>
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7. **Parking & Locker Status:** The strata agent will continue to follow up on this issue.
8. **Rules:** The council discussed the various strata corporation rules and made the following amendments:
- i) Rule 6.4: Change the word "should" to "must", which now reads as follows:  
  
6.4 Pets, particularly dogs, must be restrained by a leash while on common property and if the pet menaces or harms other persons, or causes damage, the fact that a pet was not secured by a leash will be regarded as an aggravating factor in the council's determination of fines and other remedies. Pet owners will be given one verbal warning and one written warning and then fines will be imposed.
  - ii) All moves (in, out or deliveries) must be booked one week in advance and all deposits paid or the move will be denied.

It was moved and seconded to accept the above rules, which will be ratified at the next general meeting.

**MOTION CARRIED UNANIMOUSLY.**

9. **Window Update:** Philip Jhin gave an update on the window situation. Wall and Visionwall has a place in replace about fifty windows. Materials have been ordered.

RDH's investigation of the window construction resulted in suggested changes in the manufacturing process to eliminate potential leaks in the window seals. These changes were agreed to by Wall and Visionwall and will be incorporated in any future windows.

The change to clear glass from tinted ordered by the city for our strata has likely changed the solar heating/cooling properties for our windows. RDH and Visionwall proposed changing the glass (staying with clear glass) and/or the low-E coating to increase the heat rejection properties of the windows. They propose a mock-up of three windows that have different combinations of glass and low-E coatings. The purpose of this mock-up is to determine the aesthetics and whether any difference in appearance will be acceptable. The cost for this mock-up is estimated at \$15,000.00.

Council approved authorizing RDH to work with Wall and Visionwall on implementing three window mock-ups. Council maintains that Wall and Visionwall are responsible for any costs associated with window replacements. However, in order to try and complete the mock-up during this year's dry season, council authorized RDH to negotiate with Wall and Visionwall concerning the cost sharing for the three window mock-up.

After the three window mock-up, a follow-on window testing and replacement program will be drawn up. This will include temperature simulation study to determine which glass and coating should be used; replacement of a batch of windows; additional glazing unit testing to determine the effectiveness of the new manufacturing process; and a program to replace all defective windows. Because of the costs involved in this follow-on program, a special general meeting of the homeowners will be held to obtain homeowner approval.

On the recommendation of legal counsel, the strata corporation has commenced a lawsuit against, among others, the developer and warranty provider, for claims arising in respect of the window failure at One Wall Centre. The action was commenced as a precautionary measure only to address concerns around limitation periods. The strata corporation has one year in which to serve the action. At this time, and because the strata corporation is satisfied with the measures taken, and to be taken, by the developer and warranty provider to address the window problem, no effort has been made to serve the action.

## FINANCIAL

1. It was moved and seconded to approve the financial statements for June and July 2006.

**MOTION CARRIED.**

## NEW BUSINESS

1. **Census Canada:** As there a number of owners in the building that have not completed their census forms, the strata agent will be working with Census Canada to assist them.
2. **Improved Lighting at Front Entrance:** This item has been tabled until the fall.
3. **Private Property – No Trespassing Sign:** The concierge requested a sign be installed on the doors of front entrance doors. The strata agent will have a sign company design a sign.
4. The strata agent was requested to obtain prices for a notice board to be installed in the elevators.
5. **Security Patrol:** The strata council will send a letter to the hotel requesting a description and frequency of the security patrol.
6. **Elevator:** The elevators were experiencing some mechanical problems but have now been repaired.

In light of these mechanical problems the strata council has requested the agent obtain a key for the roof access from the hotel in order to speed up repairs.

Richmond Elevator will be requested to check in and out with the concierge and let them know what repairs have been made.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 10:15 a.m.

The next meeting of the strata council will be held September 11, 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