

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

Tuesday, December 5, 2006
In the Hudson Room
4th Floor of the South Tower

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

CALL TO ORDER

The meeting was called to order at 8:05 a.m.

MINUTES OF THE PREVIOUS MEETING

It was moved and seconded to approve the minutes of the council meeting held October 31, 2006, as circulated.

MOTION CARRIED.

BUSINESS ARISING:

1. **Suite 4701:** It was moved, seconded and carried to continue with the repairs to unit 4701 as per the owner's instructions after written approval is obtained by the Property Manager from the Developer for such additional repairs.
2. **Window Update:** Philip Jhin reported that the three test windows are being manufactured and will be installed in the spring weather permitting.

Brian Hubbs of RDH Engineering will be attending the Annual General Meeting and will provide a report and presentation on the windows.
3. **Automatic Door Sensors:** The strata agent was asked to obtain an additional quotation for this work. A resolution will be presented at the AGM in January for the owners to vote on.
4. **Website Accessibility:** The residence section is now open for use by renters. The new passwords will be distributed with the AGM notice of call.
5. **Stairwell Security:** Two quotations were received for the stairwell security to install door alarms on the crossover doors in the stairwells. A resolution will be presented to the owners at the AGM for their approval.
6. **Concierge Pay Schedule:** The Philip Jhin and the strata agent will review the concierge pay schedule for the upcoming budget to be presented to the owners at the AGM.

7. **FOB Status:** The council discussed the FOB status at length noting security issues. It was noted that some suites have more than 10 fobs issued for their suites. As this can pose security breaches the council has decided to limit the fobs to six per suite. In order to increase security it was decided that all fobs must be registered with the concierge. Any fobs not registered will be deactivated. A notice will be sent to all owners advising as to deadline for registration of fobs.

When a unit has a change in ownership or tenancy, all fobs for that unit will be de-activated. New fobs will be issued to the new owner or tenant.

8. **HDTV Update:** Nell Dragovan presented council with a proposal from Bell ExpressView for upgrading to a HDTV satellite. A resolution will be presented to the owners for their approval at the upcoming AGM.
9. **Elevator Contract:** The strata agent was requested by council to obtain quotations from ThyssenKrupp and Eltec Elevators to the maintenance and service of the residential elevators.

CORRESPONDENCE

1. **Unit 4304:** The strata council discussed a letter sent to the owner of unit 4304 regarding businesses being run out of the unit. Council instructed the strata agent to send a letter to the strata corporation lawyer to request further investigation.
2. Council reviewed a letter from an owner requesting the reversal of a noise bylaw infraction fine. After discussion, the council instructed the strata agent to reply to the letter advising the owner that his request had been denied and the fine would stand.

FINANCIAL

1. The treasurer, Philip Jhin, reviewed the November 2006 financial statements noting some minor revisions. It was moved and seconded to approve the statements subject to the revisions being made.
MOTION CARRIED.
2. It was moved and seconded to move \$3,161.00 from the Stairwell Security Gates account and \$1,608.61 from the Security Upgrade account to the Contingency Reserve Fund.
MOTION CARRIED.

NEW BUSINESS

1. **Insurance:** The strata agent presented an invoice from CMW Insurance in the amount of \$6,296.00 being the additional premium due to increased property value as stated in the appraisal provided by Normac Appraisals. The strata council approved the payment of this invoice.
2. **3206 Windows:** The strata council requested the strata agent write to the owners of unit 3206 advising that there will be full review and presentation by RDH at the Annual General Meeting.
3. **Bylaw Review:** The strata council and agent reviewed the bylaws and made some revisions to be presented to the owners at the upcoming Annual General Meeting.

4. City of Vancouver Bylaw 3575 Section 10.21.6 reads:

No person shall use or permit to be used any dwelling for a period of less than one month unless such unit forms a part of a hotel or is used as a bed and breakfast.

This City of Vancouver Bylaw was reviewed by Council and it was noted that One Wall Centre is a residential building and any rentals of less than 30 days are regarded as *Short Term Occupancies* and therefore are in breach of this City of Vancouver By-law. As our Strata needs to be in compliance with this municipal bylaw, such *Short Term Occupancies* will be regarded as being tantamount to carrying on a business at One Wall Centre. The carrying on of any such commercial enterprise is prohibited by the Strata Bylaws.

5. **Garbage Room:** The strata council requested signs be placed in the garbage room to remind owners to place their garbage in the bins. Violators will be fined.

It was also noted that a letter will be sent to Starbucks requesting them not to put their garbage in the strata corporation's bins or garbage room.

6. Due to the recent break in to the parking garage, council has requested that the sign be removed from the bike room that indicates "Resident Bike Room".

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:15 a.m.

The next meeting will be the Annual General Meeting on Saturday, January 13, 2007 at 2:00 p.m.

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

R. S. (Rick) Dickson
Strata Agent

RSD/mc