

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

Monday, December 7, 2009
Columbia Room - South Tower

PRESENT: Joan Down Michael Mathews Havana Ulrich (left meeting early)
Phillip Jhin Nell Dragovan Jerre Bradt

VIA CONFERENCE CALL: Bruce Gleig

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

CALL TO ORDER

The meeting was called to order at 10:05 a.m.

Bruce Gleig welcomed Jerre Bradt to the strata council.

MINUTES

It was moved and seconded to approve the minutes of the September 9, 2009 council meeting, as presented.
MOTION CARRIED.

BUSINESS ARISING

1. **Windows:** The council noted that a copy of the window report is available to owners through the strata corporation's website along with a newsletter outlining the process that the strata council has followed over the past year.

The council discussed and amended a special resolution that will be presented to the owners at the upcoming Annual General Meeting (AGM) Notice of Call, which includes a levy totaling \$7,000,000.00 that may be payable over three years.

2. **Roof Leaks:** RDH Engineering advised that the concrete cutter did not get the access hole cut last week as planned. They hope to have them on site this week to complete the work. Once the hole has been cut the water testing in the void can begin.
3. **Heat Pump Maintenance:** The strata agent presented a bylaw with respect to individual heat pump maintenance which is to be presented to the owners at the AGM. The strata council reviewed the bylaw and made some amendments. It was then approved to be included in the AGM Notice of Call.

Owners are reminded that filters are available for purchase at the concierge desk.

4. **Preventative Maintenance Program:** The council reviewed and approved a quotation from Latham's for performing preventative maintenance on the common area mechanical components of the strata corporation in the amount of \$3,980.00 per year.

MOTION CARRIED.

5. **P5 Elevator Review:** Philip Jhin and the strata agent are working together with RDH to obtain a feasibility study for removing the concrete cinder block wall that separates the elevators on the P5 level. A special resolution to perform such a study will be provided in the AGM Notice of Call.
6. **Flooring Issue:** The strata agent discussed the ongoing flooring issue in one suite. The strata agents, insurance representative, insurance adjustor, contractor and various other sub contractors met on site to review the situation in October. The insurance adjustor advised the contractor that the following requirements must be met and provided to the owner and strata agent: a scope of work and a timeline for the removal and replacement of the flooring. A scope of work was not provided and the timeline provided did not meet with the owners requirements, as the contractor wanted to do the work during a natural break, such as when the owners were on vacation. The strata agent was instructed by the strata council to ask the adjustor to request from the contractor a specification proposal that outlines what will be done, a timeline for the work to be completed, and who pays for the owners' relocation.
7. **Flooring Moisture:** During the October onsite meeting regarding the above issue, the contractor's independent flooring specialist indicated that there was moisture in the floor. This statement is being disputed by the unit owner and therefore, the strata agent was instructed to request RDH Engineering perform a moisture test on the floors of the suite.

FINANCIAL

1. **Statements:** It was moved and seconded to approve the October and November 2009 financial statements, as presented.
MOTION CARRIED.
2. **Accounts Receivable:** The council reviewed the accounts receivable and noted that the accounts receivable balance, except for one unit, has decreased significantly. Council would like to thank those owners who keep their accounts up to date.
3. **Audit Review:** Philip Jhin provided a report to council with respect to the 2008 Financial Year Audit Review noting a discrepancy with respect to inter-fund loans. The strata agent was requested to clarify this discrepancy and report back.
4. **Draft Budget:** The strata council reviewed the draft 2010 budget. It was decided, at the request of the strata corporation's lawyer, to increase the legal line item from \$40,000 to \$60,000. It was further requested by the strata council to use a portion of the 2009 surplus to offset any increase to the strata expenses in order to have the monthly fees remain the same in 2010.

NEW BUSINESS

1. The strata council reviewed and amended the draft resolutions that will be presented at the upcoming AGM which include a bylaw resolution for the maintenance of strata lot heat pump units, a resolution to continue making contributions to the Contingency Reserve Fund, a resolution to perform a feasibility study on the P5 elevator vestibule, and a resolution to move forward with the window replacement.
2. The strata council discussed an owner renting his unit through a rental agency who in turns rents the units for less than 30 days. As this is a contravention of the strata corporation bylaws, the strata agent was requested to forward a letter to the owner and rental agency in question advising that short term rentals are not permitted.

The issue of short term rentals also applies to any Olympic rentals owners may be considering and therefore, council wishes to remind owners of bylaw 7.3, which reads as follows:

7.3 No owner shall lease their strata lot for less than 30 days.

2. **Cameras on 41st Floor:** The strata council has received a complaint from an owner on the 41st floor with respect to another owner's cameras that are installed over the entrance doors to their unit in the common hallway. The strata council discussed this issue at length and has instructed the strata agent to write to both owners in question, advising that previous council had given authority to install the cameras, that the cameras were installed prior to the complainant moving into the building, that the council is advised by the owner that the cameras are not functioning and that the strata council and strata agent do not intend to take any further action.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:35 p.m.

The next meeting will be the Annual General Meeting to be held on Saturday, January 16, 2010, in the Parksville Room of the Sheraton Wall Centre Hotel. Registration begins at 9:00 a.m. and the meeting will be called to order at 9:30 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