

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

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Friday, February 1, 2008  
Columbia Room – South Tower

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PRESENT:                      Phillip Jhin                      Joan Down                      Jason Wong  
                                 Nell Dragovan                      Bill McIntosh                      Havana Ulrich  
                                 Bruce Gleig

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

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CALL TO ORDER

The meeting was called to order at 4:00 p.m.

BUSINESS ARISING

1.        The strata council and strata agent agreed to hold council meetings about every two months.
2.        Roof Issue: The strata council discussed the ongoing roof issue. Further to letters sent to Wall Financial regarding this issue, the strata council have instructed the strata agent to request RDH Engineering provide a proposal to investigate the roof leak issues. It was then moved and seconded to have RDH Engineering proceed with the proposal if the proposal is under \$2,500.00.  

MOTION CARRIED.
3.        Penthouses and 48<sup>th</sup> Floor Lobby Leak Repairs: The council decided not to proceed with the interior repairs until confirmation has been received that the roof has been repaired.
4.        Drywall Repairs – Unit 3402: It was moved and seconded to proceed with the drywall repairs in unit 3402 at a cost of \$1,317.51. The repairs include installing an access panel in the area where the pipe leak occurred.
5.        Update on Inside Window Replacement: Philip Jhin reported that RDH Engineering has confirmed they are able to use one of the test windows as a replacement for one of the shattered unit.

One of the shattered units is a corner unit and therefore, a replacement must be ordered from Visionwall. Brian Hubbs of RDH Engineering has requested a quotation from Visionwall for the replacement corner window. The strata council instructed the strata agent to write to this owner advising them of the status of the replacement window.

Philip further advised that the variance from WCB has still not been received by Wall Financial.

6. Renovation Rules: It was noted at the Annual General Meeting that the rules for renovations and the wording on the renovation request form and rule 4.3 required clarification. It was then moved and seconded to amend the wording of the renovation request form – Contractor Rules and Rule 4.3 to read as follows:

4. Construction may only occur between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding weekends and statutory holidays.

4.3 The hours of work shall be restricted to 8:00 a.m. to 5:00 p.m. Monday through Friday, excluding weekends and statutory holidays.

MOTION CARRIED UNANIMOUSLY.

7. New Recycling Rules: Joan Down and Havana Ulrich advised that they have posted recycling information and labeled the recycling bins in the garbage room to comply with the City of Vancouver's new recycling rules that came into effect January 1, 2008. The strata council thanked Joan and Havana for their hard work.

Joan also provided the strata agent with a notice and instruction sheet that will be attached to these minutes. As well, they will be distributed to all tenants in the building and posted on the website for easy access by everyone. Failure to comply with these new rules may result in fines being imposed on the strata corporation by the City of Vancouver.

8. P5 Elevator Indicator: The strata agent provided council with a quotation from ThyssenKrupp Elevators in the amount of \$22,388.00 for the installation of a dual position indicator above each elevator on the P5 level. The council discussed the quotation and instructed the strata agent to contact ThyssenKrupp and ask about the possibility of having the doors stay open longer on the P5 level, finding a less expensive way to install a door indicator, and increasing the bell sound when the elevator arrives. The strata agent will contact ThyssenKrupp and provide more information at the next council meeting.

9. The strata agent advised the status of the alleged business being run out a unit. The strata agent has been in contact with the owner and will provide further updates for the next meeting.

The council further instructed that should the outstanding fees not be paid for this unit by February 11, 2008 a lien should be placed on the title of the strata lot.

10. P4 & P5 Upgrades: Philip Jhin indicated that the walls and doors of the P4 & P5 levels have been painted. The carpet contractor (Aspect Commercial) has measured the areas and is now waiting for the carpet to arrive. It is estimated that the new carpet will arrive in approximately four weeks.

11. Bylaw & Rule Violations: The strata council instructed the agent to send letters to the various owners who are in violations of bylaws and rules and levy fines where applicable.

## FINANCIAL

1. The strata agent provided the financial statements for the year ending December 31, 2007.
2. The strata agent provided the council with a current accounts receivable listing. After review the strata council instructed the strata agent to proceed with all necessary means required to collect the outstanding amounts.

## NEW BUSINESS

1. Form I – Bylaw Registration: The strata agent provided the strata council with the required documentation necessary for filing the new bylaws with Land Title Office.

### OWNERS ARE REMINDED OF THE FOLLOWING BYLAW CHANGES AND ADDITIONS:

- 7.3 No owner shall lease their strata lot for less than 30 days.
- 4.4 Permission to alter a strata lot will be granted for a period of no more than 60 days, beginning on the day work is to start as specified by the owner. After permission is granted and before work can begin, owner must pay a nonrefundable fee of \$100.00 and post a \$200.00 refundable security deposit. If alterations are not completed within the initial 60 day period, owner must submit an extension application to extend the period for another 30 day period. This extension application must detail the reasons for the delay and any planned alterations not included in the original application. When granted, each successive 30 day extension will require the payment of a nonrefundable fee of \$100.00.
- 22.4 An owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot by the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, and for the purposes of the bylaws, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage and will be charged to the owner.

2. Renovation Request: It was moved and seconded to approve the renovation request for an owner subject to receipt of the Request to Renovate forms being submitted to the strata council.
3. Bell Expressview HDTV Satellite: Bill McIntosh volunteered to review the HDTV Satellite and report back to the strata council at their next meeting.
4. P4 & P5 Automatic Door Opener: The strata agent was instructed to obtain an updated proposal from Action Lock.
5. Guest Parking: Joan Down and Bill McIntosh will speak to the hotel with respect to the possibility of using up to 10 stalls as guest parking for LMS 4456. If necessary they will also look into various payment options for the use of these stalls.
6. P1 Lighting & Repainting: Joan Down and Bill McIntosh will also speak to the hotel to request they upgrade the lighting and paint in this area, as it is very dark and a safety concern.
7. The strata council discussed with Rick Dickson his level of commitment and time with respect to the managing of the strata corporation.
8. Elevator: Nell Dragovan requested the agent contact ThyssenKrupp Elevators and obtain a quotation to perform a long term study on the elevators. It was further noted that this was previously completed during the CRF study and the strata agent will speak to RDH regarding the elevator study.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 p.m.

The next meeting of the strata council will be held on March 17, 2008 at 9:30 a.m. Location TBA.

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

R.S. (Rick) Dickson  
Strata Agent

RSD/mc

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