

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

Saturday, June 23, 2007
Parksville Room – North Tower

PRESENT: Phillip Jhin Nell Dragovan Davie Myers
Joan Down Michael Mathews Nicole Pelletier
Jason Wong

REGRETS: Rick Dickson, Strata Agent

STRATA AGENT: Michele Campbell, Strata Agent
Ascent Real Estate Management Corporation

CALL TO ORDER

The meeting was called to order at 12:10 p.m.

MINUTES OF THE PREVIOUS MEETING

It was moved and seconded to approve the minutes of the council meeting held March 16, 2007, as circulated.
MOTION CARRIED UNANIMOUSLY.

BUSINESS ARISING:

1. **Suite 4701:** The strata agent advised that Wall Financial has repaired the leak in the roof over unit 4701. The drapery track and automated blinds will be reinstalled the week of June 25 – 29.
2. The strata council discussed Carla Beston's return, which is scheduled for the week of August 7, 2007.

Joan Down will contact the other members of the concierge staff to notify them of Carla's return and the change in positions and shifts.
3. The strata council discussed the concierge staff's salaries. Some adjustments will take effect August 1, 2007. Joan Down will contact the concierge staff to inform them of their wage increases where appropriate. The strata agent will contact the hotel to notify them of the salary adjustments and the effective date.
4. **Video Shoot:** The strata council discussed the video shoot in unit 3502 and requested the strata agent send a letter to the owners of unit 3502 noting the bylaws and advising that fees (move-in and out of equipment) and fines (placing personal property in the common area on floor 35) will be levied against the strata lot's account.
5. The strata council discussed and agreed to adopt a rule regarding Movie/Video Shoots, which reads as follows:
 - Owners of strata lots located within the building who wish to permit the use of their strata lots for filming purposes must obtain the consent of the Strata Council, on behalf of the Strata Corporation, as filming within the building requires the right to access and use common property and impacts on the

use and enjoyment of the building by other strata lot owners.

- Filming within the building is subject to the following additional Rules:
 - a) All filming within the building or on common property must first be approved by the Strata Council at least two weeks prior to filming. The Strata Council shall only approve no more than four (4) film productions per year.
 - b) The filming company must sign and deliver to the Strata Agent a copy of the Licence Agreement attached as Schedule "A" to those Rules.
 - c) Strata Council must impose a minimum fee of \$2,000.00 for access to or use of the building or common property. Strata Council may increase the fee as it deems appropriate in the circumstances.
 - d) At no time shall the filming company be permitted to connect to or obtain power from any power outlets located on common property nor have the right to access or use the building's utility room.
 - e) The filming company must maintain at its sole cost and expense a bonded security guard at all points of access and egress to the building used by the film company. All employees, contractors and agents of the film company must wear clearly visible identification while in the building or the common property.
 - f) Strata Council may impose such additional terms and conditions as it deems appropriate in the circumstances.
- 7. All owners will be charged a move in/out fee for any and all moves into or out of the building. Owners may write to the strata council requesting a reversal of the move in/out fee charge if they can prove that the property moved was on the order of one or two suitcases.

The strata council requested the strata agent advise the concierge staff that no moves into or out of the building are to take place unless the refundable move fees and any required Form K has been filed.

Owners are also reminded that 48 hours notification is required for all moves.

Philip Jhin has agreed to investigate the move in/out procedures further and report back to council at the next meeting.

- 8. Council reported that unit 4304 is still operating a business of the unit. The strata agent was instructed to send a letter to the owner requesting further clarification on this issue and authorized the strata agent to take whatever action it deems necessary to stop the infraction.
- 9. Eleanor requested clarification as to what exactly the hotel's engineering staff does for the strata corporation. Joan Down will investigate.

CORRESPONDENCE

- 1. **Richmond Elevator:** The strata agent advised council of the progress with respect to the cancellation of the contract with Richmond Elevator and advised further that they will continue to pursue the cancellation.
- 2. The strata agent advised they had sent letters to all owners in arrears. The strata council directed the strata agent to place liens on the strata lots that have not paid their account in full in the prescribed time as noted in the Notice of Default letter.

The strata council further directed the strata agent to pursue delinquent strata lot unit accounts in the following manner:

Owners, please note:

- Fines placed immediately upon non payment of due date (1st day of the month in advance)
- 30 days in arrears – send reminder letter
- 60 days in arrears – send demand letter
- 90 days in arrears – place a lien on the property

3. **Valet Parking:** Joan Down has been working with the hotel to establish rules for the valet parking. Once this has been established the rules will be posted on the website and in the lobby.

FINANCIAL

1. It was moved and seconded to approve the financial statements for the five (5) month ending May 31, 2007 subject to clarification of the amounts charged to account 4056.

MOTION CARRIED.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:45 p.m.

The strata council meeting will be held on Monday, August 20, 2007 at 9:30 a.m. venue to TBA.

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

R. S. (Rick) Dickson
Strata Agent

RSD/mc