

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

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Monday, March 17, 2008  
Burrard Room – South Tower

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<b>PRESENT:</b>	Phillip Jhin Nell Dragovan Bruce Gleig	Joan Down Bill McIntosh	Jason Wong Havana Ulrich
<b>GUESTS:</b>	Tim Peters, Jenkins Marzaban Logan		Brian Hubbs, RDH Engineering
<b>STRATA AGENT:</b>	Rick Dickson & Michele Campbell <i>Ascent Real Estate Management Corporation</i>		

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**CALL TO ORDER**

The meeting was called to order at 9:30 a.m.

**FINANCIAL**

1. The strata agent provided the financial statements for the two (2) months ending February 29, 2008.
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. The strata agent advised council that an owner with a large payable had paid their outstanding balance.
3. The Strata agent was instructed to investigate alternative investments (cd's, gic's, etc.) for the strata's reserve funds. The goal is to increase the return while maintaining the level of safety and security required.

**CORRESPONDENCE**

1. The strata council reviewed correspondence sent to two owners whose tenants have failed to provide proof of insurance for vehicles parked in the parkade. The council instructed the strata agent to send letters to these owners indicating that if proof of insurance is not provided by March 31, 2008 the vehicles will be towed at the vehicle owner's expense.

**BUSINESS ARISING**

1. **P5 Elevator Indicator:** The strata agent reported that due to the sophisticated nature of the elevators, there is no inexpensive solution to the indicator problem on P5. The strata council requested the strata agent look into having parabolic mirrors installed so owners can see which elevator arrives.

2. **Bell Expressview Quotation:** Bill McIntosh reported that he has received a quotation from Bell Expressview in the amount of \$7,329.81, which is the same as previously quoted. The council instructed the strata agent to draft a resolution noting that the funds to upgrade the satellite dish would come from the CRF, which will be presented it at an upcoming S.G.M.
3. **P4 & P5 Security Quotations:** The strata agent presented a quotation from Action Lock in the amount of \$8,658.00 for additional security cameras in the P4 and P5 parking areas. The council instructed the agent obtain two additional quotations from Best Security and Smartek, to be presented for council's review at the next council meeting.
4. **P4 & P5 Automatic Door Quotation:** Havana Ulrich presented two quotations for the installation of automatic door openers on the P4 and P5 levels (Action Lock & Security \$24,082.80 and Pacific Door Closer Services Ltd. \$16,200.00). The council instructed the strata agent to have Smartek quote on this as well. The agent will have Smartek contact Havana to arrange a time to meet.
5. **P4 & P5 Carpet Upgrades:** The strata agent advised council that they have couriered the 50% deposit cheque required by the contractor.
6. **Window:** Tim Peters and Brian Hubbs provided council with an update on the status of various legal matters and window testing, supply and installation matters.

Tim Peters advised that Total Vision (window installer), who applied six months ago for the WCB variance, are still waiting for approval from WCB. Tim indicated that he will speak with Bruno Wall to obtain permission to contact WCB directly on behalf of the strata corporation, as Brian Hubbs cannot move forward on his testing and replacement of two failed windows until the WCB variance has been received.

Tim Peters advised that Visionwall and the third party warranty provider have been notified of the two failed windows and any related structural liabilities.

Brian Hubbs advised it would be prudent to order and keep off site two or three of each size of windows for replacement if needed once the final design specifications are determined.

7. **Roof:** Tim Peters advised council that Wall Financial, as indicated they would in their letter to Tim Peters, had completed repairs to the roof prior to February 29, 2008. However, the repairs were not effective in stopping the water leak. Wall Financial also indicated they will be installing a membrane in the roof mechanical room in an effort to stop the reported leak.
8. **Short Term Rentals:** It was indicated to the strata agent that some owners are advertising short term (less than 30 days) rentals on their websites. The strata agent will research various websites and advise the owners of the change in bylaws and request their assurance they have updated their websites.
9. **Guest Parking:** This item has been tabled until the next meeting.
10. **P1 Upgrade:** The walls in the hallway have been painted. The hotel has offered to pay 50% of the cost of painting the P1 floor. A proposal for this painting is being obtained and will be presented to council.

## **NEW BUSINESS**

1. **SGM Resolutions & Date:** The following resolutions will be presented at an S.G.M. to be held in late May or early June 2008:
  - Bell Expressview HD Satellite Upgrade
  - P4 & P5 Security Upgrade
  - P4 & P5 Automatic Doors
2. The strata council reviewed a request from a tenant to keep a chair in their parking stall, as she is disabled and required the use of the chair for placing items on when entering and exiting her vehicle. The strata council approved with request as long as the chair is removed once the tenancy ends in three months.
3. **Plumbing Leak – 4704:** The strata agent reported on a plumbing leak in unit 4704 and advised that Latham's was able to clamp off the pipe and stop the leak. Phoenix Restoration will assess any damage and submit the quotation to the strata agent.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:36 p.m.

The next meeting of the strata council will be held on Monday, April 28, 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