

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

Monday, May 26, 2008
Columbia Room – South Tower

PRESENT:	Phillip Jhin Havana Ulrich	Jason Wong Bruce Gleig	Nell Dragovan
REGRETS:	Joan Down		
GUESTS:	Mr. Jerre Bradt (3304)		
STRATA AGENTS:	Rick Dickson & Michele Campbell	<i>Ascent Real Estate Management Corporation</i>	

CALL TO ORDER

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

MINUTES

It was moved and seconded to approve the minutes of the March 17, 2008 council meeting, as presented.

MOTION CARRIED.

GUEST

Mr. Jerre Bradt (owner of unit 3304) addressed the strata council with respect to the replacement of the broken window in his unit.

The strata council advised Mr. Bradt that the WCB Variance should be received in approximately one week. Once the variance has been received Wall Financial will then hire a contractor to perform the window replacement. It is anticipated that the replacement of the window should be done in approximately 6 to 8 weeks, weather permitting.

Mr. Bradt requested the strata council via the strata agent, keep him posted on what progress is being made.

BUSINESS ARISING

1. **Window & WCB Variance Update:** As noted above, it is anticipated that the WCB Variance will be received within the next week. Nell has asked Tim Peters to advise on what the next steps will be should the variance not be received in the next week.
2. **Roof Issue:** The council instructed the strata agent to provide an update on roof repair status from Wall Financial. If there has been no further action over the next few weeks, the council has instructed Tim Peters to write to Wall Financial requesting Brian Hubbs (RDH Engineering) shadow the engineer Wall Financial has hired in order to assist in finding a solution to this problem.
3. The strata council has decided to have a mail in ballot SGM scheduled for Tuesday, July 8, 2008. The SGM includes two resolutions; one for upgrade to high definition satellite dish and one for the installation of electric push-buttons in order to make the P4 and P5 lobby doors open automatically.
4. **Unlicensed Vehicles:** The three vehicles have now supplied proof of storage insurance for their vehicles.
5. **P4 & P5 Carpet:** The installation of the new carpet on the P4 and P5 levels has now been completed.

6. **Guest Parking:** This has been tabled until the next meeting.
7. **P1 Upgrade:** This has been tabled until the next meeting.

FINANCIAL

1. The strata agent provided the financial statements for the four (4) months ending April 30, 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.
3. The strata agent advised that the T1044 has been filed with Revenue Canada.

CORRESPONDENCE

1. The strata agent provided council with a letter from the Lung Association requesting permission to hold the "Climb the Wall" event next year. The council has approved this request and asks that Joan Down write to the Lung Association advising them of council's approval.

NEW BUSINESS

1. Council reviewed the reports from the plumbing contractor and decided to charge the insurance deductible back to this unit as the cause of the damage was due to a component that was for the exclusive use of the strata lot.
2. **Bylaw Infractions:** Various bylaw infractions were report and the strata agent was directed to send letters where applicable.
3. An owner requested that future council meeting agendas be posted on the strata corporation's website. The council approved this request and any future agendas will be posted.
4. The strata agent was instructed to contact the Sheraton Wall Hotel and speak to them about their fire/emergency preparedness plans and the possibility of setting up a training session for owners in the building.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:35 p.m.

The next meeting will be the mail in proxy Special General Meeting – Tuesday, July 8, 2008 at 9:30 a.m. Location to be announced.

The next council meeting will be held immediately after the SGM on Tuesday, July 8, 2008.

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

R.S. (Rick) Dickson
Strata Agent
RSD/mc