

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

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Thursday, November 8, 2007  
Columbia Room – South Tower

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

**STRATA AGENT:** Rick Dickson and Michele Campbell, Strata Agents  
*Ascent Real Estate Management Corporation*

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**CALL TO ORDER**

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

**MINUTES OF THE PREVIOUS MEETING**

It was moved and seconded to approve the minutes of the council meeting held August 20, 2007, as circulated.

**MOTION CARRIED UNANIMOUSLY.**

**BUSINESS ARISING:**

1. **Window Update:** Philip Jhin indicated that he is waiting for Brian Hubbs to give him an update on the windows.

The WCB approval for the swing stage is still pending.

Philip Jhin reported that he had an interior window pane shatter. Phoenix Restoration arranged for a window company to remove the shattered pane. Brian Hubbs also inspected the unit and kept a portion of the glass so he could perform some analyses on the glass. His first thoughts were that the glass has impurities from the manufacturing process and that is what caused the window to shatter. This apparently is to be expected in a certain percentage of large tempered glass such as we have.

The inside pane of glass is tempered glass but the outside unit is not. The council will be speaking with Brian Hubbs to see if there is any risk of the exterior pane falling out.

Visionwall claims that its warranty excludes shattering of the window pane. Tim Peters will be asked to investigate and put Visionwall and National Home Warranty on notice with respect to the shattered window.

Unit 3304 is still awaiting replacement of the inner glass pane. Brian Hubbs noted that the entire pane (interior and exterior) must be replaced.

Council have agreed to have Nell, Philip and Rick Dickson meet with Tim Peters and Brian Hubbs to discuss strategies in pursuing the window issues more aggressively.

2. **Window Replacement Committee:** The will be discussed further at the Annual General Meeting to be held January 19, 2008.
3. **Master's Building Services:** It was moved and seconded to approve an increase from Masters Building Services in the amount of \$190.00.

**MOTION CARRIED UNANIMOUSLY.**

4. It was reported to council that there is a marijuana smell in stairwell between 35<sup>th</sup> and 37<sup>th</sup> floor. The strata agent was requested to send letters to the owners of the 35<sup>th</sup>, 36<sup>th</sup> and 37<sup>th</sup> floor advising that this practice must stop immediately.
5. **P4 Carpets:** A verbal quote was presented to council in the amount of between \$15,000 and \$20,000 to install carpet floor tiles on the P4 level and just in front of the elevator doors on the P5 level. This will be put forward to the owners as a resolution at the Annual General Meeting.
6. **48<sup>th</sup> Floor Lobby Ceiling Stain:** Jason Wong was to monitor the water stain in the 48th floor lobby area over the artwork.
7. **Roof Leaks Report:** Joan Down was to compile dates and incidents regarding the several roof leaks which resulted in damage to her suite. The summary will be directed to the strata agent for forwarding to Tim Peters.
8. **Bylaw Infractions:** Several bylaw infractions were discussed and the strata agent will forward correspondence as instructed by the council.
9. **P5 Elevator Call Button:** The strata agent advised that Thyssen Elevator is looking into ways to install a device to alert which elevator is coming.
10. **Richmond Elevator:** The strata agent advised that they are waiting for a final letter of acceptance from Richmond Elevator with respect to the cancellation of their contract.
11. **Unit with Business Running:** The lawyer looking after the affairs of this unit will be reporting back the strata agent with a status on the business use of the unit.

## **CORRESPONDENCE**

1. A letter from an owner was reviewed regarding visitor parking. Joan Down will review the disclosure statement and report back to council, at which time the letter writer will be notified of the outcome.

## **FINANCIAL**

1. It was moved and seconded to approve the financial statements for the ten (10) month ending October 31, 2007.

**MOTION CARRIED.**

2. **RDH Invoice:** It was moved and seconded to approve the payment of an RDH Invoice in the amount of \$3,273.85.

**MOTION CARRIED.**

3. **Draft Budget:** The strata agent will provide the treasurer with a copy of a draft budget for review.

## **NEW BUSINESS**

1. **New Agency Agreement:** The strata council reviewed the new agency agreement sent by Ascent Real Estate Management Corporation. The new agreement has an increase in management fees from

\$1,347.35 to \$1,495.00. Philip Jhin asked Rick Dickson for clarification on a number of clauses that have changed. After receiving clarification it was agreed that Nell and Philip would sign the new agency agreement and mail it back to Ascent.

2. **Phoenix Restoration Invoice:** The strata agent presented an invoice from Phoenix Restoration in the amount of \$5,000.00 for repairs to various units due to a water leak from unit 3205. The strata council agreed to charge this amount back to the offending unit.
3. **Master Keys:** The concierge staff asked about the possibility of having a master key for all suites in the building for emergency use only. It was noted that many units do not have standard door keys for their units and therefore this would be impossible. The council and the concierge staff were looking at a more secure way of storing keys. Joan agreed to look into this.
4. **Bylaws:** Various bylaws were reviewed and will be put forward to owners at the upcoming Annual General Meeting. These include: placing a time limit of 60 days on renovation permits; short term rentals of less than 30 days which violate city ordinances; negligence/damage to other suite.
5. **Concierge Evaluation Form:** Joan Down revised the evaluation form for the concierge staff. Carla has done the evaluations for Eleanor and Kerry. Rick advised he will perform Carla's evaluation in the near future.
6. **Climb the Wall:** The next Climb the Wall will be held on February 17, 2007. The Lung Association has agreed to purchase an extra set of pads for the elevator.
7. Joan presented a quotation to restore the elevator frames from the 31<sup>st</sup> floor to the 48<sup>th</sup> floor, the elevator handrails and the area in the lobby around the mail boxes in the amount of \$650.00. Council gave Joan the approval to go ahead.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 11:50 a.m.

The next meeting will be the Annual General Meeting to be held on Saturday, January 19, 2007 at 10:00 a.m. (Registration at 9:30 a.m.)

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

Michele Campbell  
Strata Agent

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