

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

Tuesday, October 31, 2006
In the Hudson Room
4th Floor of the South Tower

PRESENT:	Phillip Jhin Allan Chapple	Nell Dragovan Shamin Lalani	Jason Wong
REGRETS:	Christopher Sayer	Shawn Maskerine	
STRATA AGENT:	Rick Dickson, President Michele Campbell, Executive Assistant Ascent Real Estate Management Corporation		

CALL TO ORDER

The meeting was called to order at 8:05 a.m.

MINUTES OF THE PREVIOUS MEETING

It was moved and seconded to approve the minutes of the council meeting held September 11, 2006, as circulated.

MOTION CARRIED.

COUNCIL RESIGNATION

Chris Sayer has resigned from the strata council as he has moved out of the building.

BUSINESS ARISING:

1. **Suite 4701:** The strata council requested the strata agent write to Wall Financial for their assurance that the repairs have been completed prior to having the insuite repairs done.
2. **Window Update:** Philip Jhin received an email from Brian Hubbs of RDH Engineering noting that it is estimated that the three test windows will arrive in January 2007 and the installation will take place when the weather permits.
3. **Front Entry Sign:** The front entry sign noting "Private Residence – No Hotel Access" was delivered and installed by the strata agent.
4. The strata agent presented the strata council with a quotation from Action Lock and Security for the installation of automatic door sensors on the P4 and P5 levels as well as an automatic door opener for the front lobby door. The council requested the strata agent obtain one additional quotation in order to have a comparison prior to presenting the resolution at the up coming Annual General Meeting.
5. The strata agent informed council that they are still waiting to receive a quotation from Richmond Elevator for the P4 and P5 level elevator indicators.

In light of this and other issues the strata council has experienced with Richmond Elevator, the strata council instructed the strata agent to obtain quotations from other elevator companies for the maintenance of the elevators.

6. **Concierge Computer:** The strata council instructed the strata council to have the concierge liaise with the hotel's IT department regarding the replacement of the computer as well as the purchase of a new colour printer.
7. **FOBS:** In the interest of security as well as ensuring the privileges for One Wall Centre Owners are maintained, the strata council has requested that all owners register their FOBS with the concierge, in person, by no later than February 1, 2007. All unregistered FOBs after that date will be deactivated.

CORRESPONDENCE

1. **Unit 4304:** The strata council discussed the letters sent to and received regarding the possibility of a business being run out of the unit. Council instructed the strata agent to investigate further and reply to the owner's letter.
2. **Work Safe Rate Information:** The strata council requested the strata agent write back to Work Safe to get clarification on the rates issued.
3. **Satellite HDTV:** Nell Dragovan advised that she has received a letter from Bell Expressview regarding the upgrade to HDTV. The cost to upgrade the satellite system is approximately \$7400.00. This will be brought to the owners at the Annual General Meeting to see if there is enough interest to go ahead.

FINANCIAL

1. The strata agent provided the treasurer, Philip Jhin, with copies of the September 2006 financial statements. The treasurer requested a number of corrections be made to the statements; therefore, approval of the statements was tabled until the next meeting.
2. The strata agent presented the strata council with a template for the budget for the 2007 fiscal year. It was agreed that the strata agent and Philip Jhin would work together to put the new budget together.

NEW BUSINESS

1. **AGM Preparation:** The strata council and strata agent discussed various resolutions to be put forward at the Annual General Meeting scheduled for January 13, 2007 at 2:00 p.m., which are not limited to the following:
 - Common property to limited common property lockers
 - LCP parking stall reallocation
 - HDTV Satellite dish approval
 - Security Upgrade
 - Automatic Door Sensors
 - Move in/out Bylaw amendments
2. **Climb the Wall 2007:** Shamin Lalani received a letter of request from the BC Lung Association requesting permission to hold the event again at Wall Centre. Shamin will write back to the Lung Association noting some additional requirements prior to approval being given.
3. **Website:** Council approved the spending of \$130.00 to add a notice page to the website, as well as to renew two .com names for an additional five years.

Council wish to note that the website has been set up as a non-commercial website with no outside commercial advertising permitted.

5. **Security Cameras:** The council requested the strata agent to ask Action Lock & Security to quote on what are the options to installing security cameras in the elevators as well as on the five floors that are required to be left unlocked due to fire regulations.
6. **Building Cleaning:** The concierge will speak with the cleaning company representative to resolve some outstanding issues.
7. **Bylaw Infractions:** The strata agent was instructed to send letters to owners with multiple bylaw infractions.
8. Owners who are interested in having their fireplaces and/or heat pumps services are asked to sign up with the concierge.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:20 a.m.

The next meeting of the strata council will be held December 5, 2006 at 8:00 a.m.

The Annual General Meeting will be held on Saturday, January 13, 2007 at 2:00 p.m.

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

R. S. (Rick) Dickson
Strata Agent

RSD/mc