

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

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Monday, September 11, 2006  
In the Beluga Room  
4<sup>th</sup> Floor of the South Tower

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

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**CALL TO ORDER**

The meeting was called to order at 8:03 a.m.

**MINUTES OF THE PREVIOUS MEETING**

It was moved and seconded to approve the minutes of the council meeting held August 2, 2006, with some amendments.  
**MOTION CARRIED.**

**BUSINESS ARISING:**

1. **Suite 4701:** The strata corporation's lawyer was requested to send a letter to Wall Financial which notes the following:  
  
"We were asked by strata council to place Wall Financial Corp. on notice that if it did not take immediate steps to fix the roof leak at or about unit 4701, the strata corporation would attend to the leaks and seek to recover those costs from Wall. Following our review of the strata plan, we concluded that the roof did not form part of the strata corporation's common property. Rather, the roof belongs to the "remainder" (the hotel) with maintenance obligations set out in an Airspace Parcel Easement. On August 14, 2006, we wrote Mr. Wall and invited him to complete repairs to the roof without delay. By letter dated August 30, 2006, Mr. Wall responded to our letter and advised that they "will continue with efforts to identify and remedy the problem."
2. **Window Update:** Philip Jhin is awaiting an update from RDH with respect to the suggested procedure for the window testing.
3. The strata agent presented two quotations for signage to be placed on the front door with the following wording "Private Residence – No Hotel Access". The council agreed to proceed with a brass type sign in the amount of \$90.00 plus G.S.T.
4. Council requested the agent obtain quotes for a letter sized notice board to be placed in the elevators for notices.
5. **FOBS:** Council is concerned that when a suite sells that not all the FOBS are returned to the building. The concierge will be sending a FOB log sheet to the new owner and any FOBS that are not on the list will be deactivated.
6. The strata council requested the strata agent send a letter to council members regarding attendance at council meetings.
7. The council requested the strata agent draft a bylaw regarding strata council attendance at the AGM.

## CORRESPONDENCE

1. **Request to Renovate:** The strata council reviewed a request to install hard surface flooring by a new owner. The request was approved subject to confirmation that the underlayment conforms to what has been set out in the rules.

## FINANCIAL

1. It was moved and seconded to approve the financial statements for August 31, 2006.

**MOTION CARRIED.**

## NEW BUSINESS

1. **Front Desk Computer:** The concierge requested the strata council purchase a new computer for the front desk. Council gave permission to the strata agent to obtain quotes for the purchase of a new computer.
2. **Parkade Door Sensors:** Jason Wong requested the strata agent obtain quotes for the installation of sensors on the four parkade doors similar to the type used at grocery stores. This will greatly assist owners in opening the doors when they are carrying packages and groceries. It was also requested to check with the Fire Marshall to ensure the doors are still within the fire code.
3. Jason Wong also suggested obtaining a quote for an automatic door opener for the front doors of the building.
4. The strata agent was asked to contact Richmond Elevator to give suggestions as to how to alert owners as to which elevator is coming on the P4 and P5 levels.
5. **S.G.M. Dates:** Council discussed possible dates for the Special General Meeting to discuss the window and various other items of business. A date for the meeting has yet to be set as council is awaiting the RDH report.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 9:28 a.m.

The next meeting of the strata council will be held October 31, 2006 at 8:00 a.m.

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

R. S. (Rick) Dickson  
Strata Agent

RSD/mc