

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

Monday, September 26, 2005
In #3502 – 1088 Burrard Street- South Tower

PRESENT:	Phillip Jhin Shamin Lalani	Dan Wilson Bruce Gleig	Nell Dragovan Allan Chapple
REGRETS:	Gary Moe		
GUEST:	Margaret Gleig		
STRATA AGENT:	Rick Dickson, President Michele Campbell, Executive Assistant <i>Ascent Real Estate Management Corporation</i>		

SUITE INSPECTION

Prior to the meeting the strata council and the strata agent inspected unit 4701 to review interior damage due to a minor roof leak. The results of the inspections are noted under business arising.

CALL TO ORDER

The meeting was called to order at 8:35 a.m.

MINUTES OF THE PREVIOUS MEETING

It was moved and seconded to approve the minutes of the council meeting held June 13, 2005.

MOTION CARRIED.

COUNCIL POSITIONS

Due to the sale of his strata lot, Harvey Pepper is unable and not eligible to be a council member. Council noted their appreciation of Mr. Pepper's contributions, with thanks. Council appointed Dr. Allen Chapple to the strata council.

BUSINESS ARISING:

1. **Unit #4701:** The source of the leak has now been repaired (2-3 weeks ago). Wall Financial advised they will be taking care of the cost of the repairs but will not be involved in the coordination of the repairs. The strata agent will obtain three quotations for the restoration work and forward the quotes to Wall Financial for approval prior to proceeding with repairs.
2. **Windows:** Dan Wilson reported he has received a preliminary report from Visionwall but is still waiting a more comprehensive report, which he anticipates receiving within two weeks.

The report indicates there are over 40 windows that require replacement. The installation of new windows will be scheduled for the spring of 2006, as the workers require low winds and no rain to perform the installation.

2. **Window Cleaning:** Dan Wilson reported the window cleaning would commence Wednesday, September 28, 2005.
3. **Minor Roof Leak:** As reported earlier in the minutes the roof leak has been repaired.
4. **Stairwell Door:** Dan Wilson reported the two doors are being installed. The electrician is installing the dry contacts for the fire alarm system. Smartek will then complete tying the dry contacts into the building's fire alarm system.
5. **Website Committee:** Shamin Lalani and Margaret Gleig presented council with four proposals for the designing for the Wall Centre website. After some discussion, it was moved and seconded to engage Quasar Design (Araba Dalal) subject to confirmation of design (post development stage), to design a website.

MOTION CARRIED.

The website committee also requested an increase in their budget from \$3,000.00 to \$4,000.00. It was moved and seconded to approve the additional \$1,000.00 to the website committee's current budget of \$3,000.00.

MOTION CARRIED.

6. **CRF Study:** A preliminary report was provided to council from RDH Engineering. Phillip Jhin, along with committee members, will review the preliminary report, meet with RDH and report back to the strata council at the next meeting.
7. **Deficiencies:** The list of deficiencies will be finalized by the deficiency committee in order to proceed with arbitration. The strata council will be presenting a resolution at the Annual General Meeting to obtain authority from owners to proceed with the warranty arbitration.

The deficiency committee consists of Bruce Gleig, Gary Moe, Phillip Jhin and Nell Dragovan. Any owners wishing to join this committee are encouraged to contact the strata council.

FINANCIAL

1. It was moved and seconded to accept the financial statements, as provided, for the period ending August 31, 2005.

MOTION CARRIED

2. **Audit Report:** The strata agent advised council the Audit report would be available early next week and will provide a copy to Phillip Jhin when available.
3. The strata agent advised an updated insurance valuation in the amount of \$41,776,000.00 had been received. Coastal Insurance (insurance agent) has been notified to increase the insurance policy to \$41,776,000.00.
4. **RDH Invoice:** Approval was given to pay the RDH Invoices.
5. **Christmas Decorations:** The Christmas decorations and floral arrangements at the new prices were approved.

NEW BUSINESS

1. **Concord Security Proposal:** Phillip Jhin volunteered to review the proposal and report to council at the next meeting.
2. **Repairs/Touch Ups:** The building committee, Bruce Gleig and Al Chapple, will investigate and report to council with options.
3. **Fire Drill:** Nell Dragovan volunteered to have the Fire Warden attend the Annual General Meeting to provide
4. Council will look at creating a list of regular unit maintenance items for owners.
5. Bruce Gleig will ask Carla to post the rules for events, moving and renovations on the bulletin boards.

It was moved and seconded to approve the rules as presented.

MOTION CARRIED.

Council gives a great big thank you for Bruce Gleig for all his work in developing these rules.

6. Bruce Gleig provided council with a list of procedures for the use of the valet parking and the hotel car, which are attached for your reference and file.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:22 a.m.

The next meeting of the strata council will be held Monday, October 31, 2005 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

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One Wall Valet Parking Procedures.

Service extended to residents of One Wall.

1. Resident contacts One Wall concierge for vehicle retrieval.
2. Concierge radios Bellmen on duty who brings vehicle up to North Tower entrance.
3. Residents pick-up and drop-off cars at North Tower between 7am-11pm (After 11pm residents should drop-off and retrieve their vehicles at the South Tower courtyard.)
4. After parking vehicles the keys are kept in the North Tower Bell storage room.

One Wall Hotel Car Procedures.

1. Resident contacts One Wall Concierge and makes request. Minimum 48 hrs notice.
2. Concierge contacts Bell Captain or Lead Bellmen with request.
3. If available, request is confirmed and forwarded to Doorman where the car is reserved for designated pick-up and/or drop-off.