

VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7



NOTICE TO RESIDENTS **STRATA PLAN LMS-4050** **THE 501**

IMPORTANT

RE: FOBS/PARKING STALL/LOCKER RE-REGISTRATION

The council is updating the FOB security system to ensure maximum security within The 501 along with parking stall and locker information.

We ask that you carefully fill out the attached form and drop off at The 501 office on the 3rd floor or fax to Vancouver Condominium Services Ltd at (604-684-1539) by January 15, 2009.

Owners/Residents who do not provide the required information will have their fobs deactivated.

Thank you for your cooperation.

If you require an additional form please contact VCS at 604-684-6291.

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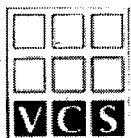
Strata Agent: Bunny Porteous
Strata Plan LMS- 4050

LMS-4050/Notices/survey

MAIN TEL: (604) 684-6291
MAIN FAX: (604) 684-1539

ACCOUNTING TEL: (604) 684-5329
ACCOUNTING FAX: (604) 687-0537

TOLL FREE: 1-877-684-6291
WEB SITE: www.vancondo.com



VANCOUVER CONDOMINIUM SERVICES LTD.

400 – 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

LMS-4050 – THE 501 KEY FOB, PARKING STALL NUMBER, AND LOCKER NUMBER

SURVEY

Owner Name: _____ Tenant Name: _____

Suite #: _____

Tel. # Owner: _____ Tenant Phone #: _____

Tel. # Owner: _____ Tenant Phone #: _____

Please insert the numbers on your fob in the blank beside key fob #. If you do not have a number please mark off how many fobs you have (tenant & owner).

Key Fob #1: _____ Owner #1 _____ Tenant #1 _____

Key Fob #2: _____ Owner #2 _____ Tenant #2 _____

Key Fob #3: _____ Owner #3 _____ Tenant #3 _____

Key Fob #4: _____ Owner #4 _____ Tenant #4 _____

Parking Stall #1: _____ Locker #: _____

Parking Stall #2: _____ Locker #: _____

Please fax the survey to 604-684-1539 or mail:

**Vancouver Condominium Services Ltd.
Suite 400 – 1281 West Georgia Street
Vancouver, B.C. V6E 3J7
Attn: Bunny Porteous**

Thank you.

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MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD: On Monday, December 1, 2008, at 7:00 p.m. in the Manager's Office at 501 Pacific Street, Vancouver, B.C.

PRESENT:

Brent Belsher	President	# 202
Brenda Lea Brown	Vice President	# 604
George Affleck	Treasurer	# 208
Jenny Ashton		#1505
Rodney Legrow		# 204
Andrea Litke		#2604

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:00 p.m.

BUILDING MANAGER'S REPORT

1. The parkade and commercial garbage bay area pressure washed
2. Hallway clean-up including walls, doors and light fixtures
3. Fitness equipment maintenance completed
4. Irrigation system winterized
5. Fire sprinkler system in the parkade winterized
6. Games room and lobby floor waxed
7. Painting completed:
 - Third floor lobby stairs (steps, landings, walls)
 - P2 area of refuse (landing, steps and walls)
 - Parkade entrance (walls)

MINUTES

It was moved, seconded and carried to adopt the minutes of November 4, 2008, council meeting as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** Following review, council approved the November 2008 financial statement as presented. Any owner wishing a copy of the strata corporation's financial statements may contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. **Arrears:** The agent advised council that 36 owners have yet to submit payment for the special levy passed on September 24, 2008.

Reminder to Owners

Special Levy – A special levy for the exterior maintenance project was passed on September 24, 2008. As a matter of financial convenience, the owners may pay this special levy over a period of ten months, such payments to be made in ten equal amounts on the first of each month commencing on November 1, 2008, and ending on August 1, 2009. This levy will not be added to the PAC pre-authorized chequing plan. Please issue cheques payable to 'Strata Plan LMS-4050; see levy schedule attached to SGM minutes, September 30, 2008. Should you require further information, please contact VCS at 604-684-6291.

Any owner who fails to make any payment(s) in accordance with the resolution shall be assessed a fine of \$50.00 each such late payment.

3. **Draft Budget:** The agent distributed an updated draft budget for council's review for the new fiscal year commencing February 1, 2009. Once the draft audit is received in February, the budget can be prepared for final presentation at the Annual General Meeting.

BUSINESS ARISING

1. **Exterior Maintenance Project:** Spratt Emanuel Engineers are proceeding to complete the specifications for the building maintenance and townhouse repairs project. The specifications will be submitted for tender in January to qualified contractors. The bids will be available for council's review in February. The engineers are projecting the work to commence in Spring 2009 and, as the project is weather dependent, completion is difficult to determine.
2. **Unit #209/Small Claims:** The council received notification from Clark Wilson, (legal counsel) that a pre-trial date was scheduled for November 14 to attend Small Claims Court for a legal unit filed by the owner of unit #209 against Atlific (Facilitech) Property Management and The 501 Strata Corporation.

The claimant, Mr. Couch, alleged that Atlific Property Management and the strata corporation have not fulfilled their obligation to properly repair the condition allowing water ingress into the owner's unit. The agent (VCS), Mr. George Affleck (council member) and Mr. Bob Adams (Facilitech) attended the pre-trial at the Provincial Small Claims Court. The Claimant, Mr. Couch, advised the judge that the repairs had not been completed properly in 2005 as the unit was experiencing water ingress. The judge informed Mr. Couch that the claim was settled through a mediation session with the claimant, the strata corporation and Facilitech, in 2005, and if he had further complaints/concerns, he was required to file a new legal writ and should seek a legal opinion should he wish to proceed.

The agent informed the judge that Mr. Couch contacted VCS in June 2008 to advise of water ingress into his unit and Spratt Emanuel Engineers were contacted. The engineers completed several water testings to determine the cause of the water ingress. Sealant repairs were completed and the agent has requested the owner monitor the areas of concern during several rainy days before proceeding with the interior repairs to be completed by Barclay Restoration. The agent explained that, with the extremely busy labour market in the summer, the process with the engineers and contractors, along with coordinating access into the unit did prove difficult to expedite the repairs. Mr. Couch was advised by the judge to contact the strata council to discuss concerns with the timeframe of completion, as this was not a legal issue for the courts to resolve.

3. Guest Suite Proposal: Council member, George Affleck, distributed a proposal to the council for the rental of the guest suites during the Olympics period and Para-Olympics. Mr. Affleck has proposed the strata corporation hire a qualified company to coordinate the rental of the two guest suites, during the Games. Mr. Affleck informed the council that the ultimate goal with the increased rental rates (\$250.00 per night) during the Olympic period was to provide a revenue for The 501 and the opportunity to renovate the guest suites at no cost to the owners. Mr. Affleck has projected an estimated rental revenue in the amount of \$15,000.00 during the months of February and March, with an estimated cost in the amount of \$11,400.00 to upgrade the rooms. The total revenue after expenses would be approximately \$3,600.00.

The council will present a resolution at the next Annual General Meeting to proceed with the guest suite upgrades and the hiring of a qualified company to coordinate the rental of the guest suites during the Olympic and Para-Olympics games in 2010.

4. A/C Condensers/Quote: The agent is awaiting a second quote to replace and relocate the two A/C condenser units that service the electrical vault for council's review. One quote has been received from Milani Plumbing in the amount of \$18,241.00 plus GST.

5. Crane Over-swing Agreement: The strata corporation's legal advisor, Mr. Jamie Bleay from Access Law Group, attended the meeting to acquire the signature of two council members on the construction crane over-swing agreement with Granville Mennonite Society. The council approved Compensation in the amount of \$2,000.00 from the Granville Mennonite Society, along with the strata corporation legal costs paid.
6. FOB Re-registration: The strata council and VCS is updating the FOB security system to ensure maximum security within The 501. Owners are requested to carefully fill out the attached form and drop off at the office on the third floor of The 501 or fax to Vancouver Condominium Services at 604-684-1539 by January 15, 2009. Owners/residents who do not provide the required information will have their FOBs deactivated. Updating the FOB security system is a priority in maintaining a high level of security within the building.
7. Second Visit/Annual Fire Equipment Testing: Mircom Inc. will be on site Saturday, December 6th to inspect and test the fire safety equipment in the following units not available during the first visit: Units 2905, 2901, 2807, 2802, 2708, 2710, 2608, 2605, 2506, 2402, 2301, 2202, 2105, 2002, 1910, 1801, 1705, 1608, 1606, 1105, 1009, 907, 709, 705, 608, 606, 509, 501, 401, 209, 205, 201. All in-suite fire safety devices must be tested in accordance with the local fire code. Please ensure access to your suite is made available. As to the first fire inspection, those owners will be charged with the shared cost of second visit. If access is not provided, owners will be held liable and negligent if a fire occurs and it is determined the fire originated in the owner's unit that was not serviced as per the fire code requirements.
8. Elevators: Citiloc has been contacted to review the ongoing elevator issues. The entire elevator reader control system was upgraded 3 – 4 months ago, but is continuing to fail causing the system, at times, to prevent residents to access certain floors. The manufacturer has been contacted to review the problems. Citiloc would like to apologize for the temporary inconveniences and is proceeding to resolve the issue as soon as possible.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters.

1. Correspondence was received from the owner of 1708 in response to an invoice in the amount of \$559.75 received by the owner to repair the damage on the parkade gate, assumed to be caused by the owner's truck rushing through the gate, without it being fully open, on September 28th. The owner informed the council that he did not rush in before the gate had totally opened, that the gate suddenly dropped causing the gate to hit the top of his truck. The agent was directed to submit a letter to the owner to advise that the building manager reviewed the security camera and Door Master was contacted and reported that the gate and sensor were in proper working condition. The owner is required to submit payment in the amount of \$559.75 to repair the gate.

2. **Games Room Rental:** It was brought to the council's attention that on the night of November 15th, the security guards were required to continually address the loud music in the games room and the shouting and drinking in the lobby from the private function booked in the games room by a tenant in the building. The following day, the building manager noted that the games room was left filthy, along with the pool table cover badly stained. The council requested the building manager return only \$200.00 of the \$500.00 deposit in order to clean the room and repair the pool table cover as per the rental room rules. The credit card was declined and the agent was directed to submit a letter to the tenant and the owner of the unit to advise that \$300.00 has been charged to the owner's account for the extra cleaning cost and the replacement of the pool table cover. The tenant has been denied access into the games room (as this is the second offence in four months while renting the games room).
3. Correspondence was received from the owner of unit 905 requesting council's approval to install laminate flooring. Details of the flooring was received, including the highest level sound transmission rating (73) for the underlay. A letter of approval has been submitted to the owner with the following conditions:
 - (a) area rugs to be laid in high traffic areas;
 - (b) shoes should not be worn inside the unit when walking on the floors;
 - (c) memos to be distributed to all neighbouring units and the building manager with the timeframe of renovations.

NEW BUSINESS

IMPORTANT

1. **Dog/Urinating:** It has been brought to the council's attention that residents are allowing their pets to urinate and defecate in the elevator and parkade without cleaning it up, which is a violation of the strata corporation pet bylaws, and unacceptable by any standard:

31.

(1) *The owners of pets shall be responsible for the behaviour of their pets within the strata lot or common property. If a pet is deemed to be a nuisance by the strata council, it shall be removed from the complex within 30 days of notification to the pet owner.*

(a) *Visitors shall be informed of the bylaws and rules concerning pets and the owner shall be responsible for clean up and/or repairs resulting from the visitor's pet.*

(4) *All pets must be leashed while on common property.*

Residents are requested to contact the building manager or VCS if they note any residents violating the pet bylaws. The building manager is closely monitoring the video surveillance cameras and residents in violation will be charged a \$200.00 fine against their accounts.

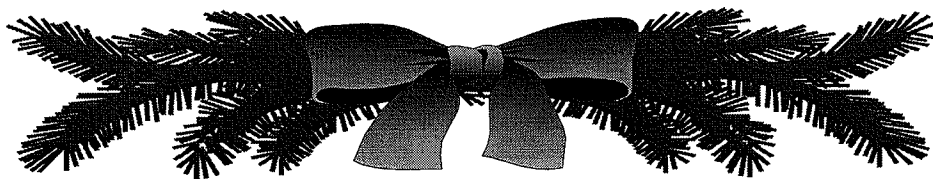
Accidents do happen but residents are required to clean up after those accidents.

There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting will be held on Monday, January 5, 2009, at 7:00 p.m.



Bunny Porteous
Vancouver Condominium Services Ltd.
#400 - 1281 West Georgia Street
Vancouver, B.C.
V6E 3J7
Telephone: (604) 684-6291 (24 Hour Emergency Services)
Toll Free: 1-877-684-6291 / Fax: 604-684-1539

BP/jms



HAPPY HOLIDAYS

Please note that our office will be closed on Thursday, December 25th, Friday, December 26th, Thursday, January 1st and Friday, January 2nd. Emergency service is available if necessary: please call the usual telephone number, 604-684-6291, for assistance. We take this opportunity to wish everyone a very Happy Holiday Season.