

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-4050
THE 501

HELD: On Monday, June 2, 2008 at 7:00 p.m. in the Manager's Office, 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

REGRETS: Andrea Litke #2604

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:05 p.m.

BUILDING MANAGER'S REPORT

Mr. Kevin Costea submitted his Maintenance Report for May, 2008. Highlights of the report include:

1. **Parkade Cleaning:** Champion Power Washing has completed the power washing of the parkade area. It was noted that many residents did not remove their vehicles as required on the scheduled date which limited the contractor's ability to complete the work.

The Building Manager completed a walkabout of the parkade after the power washing was completed and noted that many vehicles are leaking oil onto the stalls.

IMPORTANT NOTICE
STRATA BYLAW

34(1) Any oil spills within a parking stall shall be cleaned by the owner. If not cleaned in a reasonable time, the strata corporation may hire a cleaning service and the costs charged back to the owner assigned the stall.

(a) No vehicle work shall be performed in parking stalls or on common property.

(b) No items other than a currently insured vehicle and/or motorcycle, bicycles, or two non-flammable recreational equipment items attached to

the wall shall be stored in a parking stall.

The Building Manager will complete monthly walkabouts of the parking stalls to note unauthorized items stored in their stalls, unlicensed/uninsured vehicles and will also be verifying for stalls with new oil stains. Letters will be sent to all resident in violation of the strata bylaws and will be required to correct the violation within 14 days or a bylaw violation fine will be assessed to their account.

2. Fire Equipment Testing: Mircom completed the annual fire equipment testing in common areas and residents' units. The agent is awaiting the report with any deficiencies and units not accessed for the required testing of the fire equipment systems.

**IMPORTANT NOTICE
FIRE ALARM SPEAKERS**

It has been noted that several residents have disconnected the fire speaker in their unit and/or painted over their fire speakers. Owners are advised that tampering with the fire alarm system in the building could cause the system to malfunction, which thereby could endanger the lives of all residents. Owners should be aware that they are in violation of the *Strata Property Act 4.2* which indicates that residents must not cause damage other than reasonable wear and tear to the common property, common assets or those parts of the strata lot which the strata corporation maintains. Owners will be responsible for the cost to replace the fire speakers in the system.

3. Sewer Pump: Milani Plumbing and Heating was on site to replace a defective floater and clean the fire pit.
4. Pool Maintenance: The building manager is proceeding to complete the power washing of the pool deck along with paint touch-ups to the area. Champion Power Washing has been scheduled to complete the power washing of the interior perimeter walls.

MINUTES

It was moved, seconded and carried to adopt the minutes of May 15, 2008 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: Following review, council approved the May, 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 two strata units with liens filed against their strata lots for significant outstanding payments have submitted payment in full and the liens have been removed. **Residents are reminded that all units with outstanding strata fees will have fines applied to their account on a monthly basis until fees are paid in full.**

BUSINESS ARISING

1. Exterior Maintenance Project: Many owners have contacted the strata council and Vancouver Condominium Services recently to request the strata council revisit the exterior maintenance project and minor repairs required which was defeated at the Special General Meeting on May 14th. **The strata council has scheduled an information meeting for all residents on June 17th at 7:00 p.m. in the Games Room to discuss the exterior maintenance project and obtain ideas to move ahead with the recommended exterior maintenance project and repairs as per the Spratt Emanuel Condition Assessment Report.**

The council has directed the agent to obtain quotes to replace the rooftop doors on several townhouse units to deter from further water ingress into the interior of the units. Spratt Emanuel determined during the condition assessment that the rooftop doors were not weather rated doors which is the cause for the water ingress into several owners' units.

2. Ad Hoc Reports:

- (a) Bylaws: The strata bylaw committee is proceeding to review the strata corporation bylaws. Bylaw amendments will be presented to the owners at the next Annual General Meeting.
- (b) Landscaping: The strata council would like to thank owners Peter Newitt and Kim Brand for volunteering to assist with the landscaping around the complex of The 501.

3. Washing Machine Hose Replacement: Koala-T Plumbing & Heating has scheduled the required washing hose replacement in all owners' units between July 14th and July 25th. Owners will be required to allow access or submit a key to the building manager to complete the hose replacement. Please note the schedule for the required washing machine hose replacement.

• July 14 th – Floors 30 to 33	• July 21 st – Floors 15 to 17
• July 15 th – Floors 27 to 29	• July 22 nd – Floors 11 to 14
• July 16 th – Floors 24 to 26	• July 23 rd – Floors 8 to 10
• July 17 th – Floors 21 to 23	• July 24 th – Floors 5 to 7
• July 18 th – Floors 18 to 20	• July 25 th – Floors 2 to 4

Owners who have replaced their hoses within the last two years should contact the building manager. **Units that are not available for access during the scheduled dates will be responsible for all costs for burst hose damages in their units and all neighbouring units. Koala-T will not be scheduling additional dates as the costs were quoted as per the above schedule.**

4. Elevator Controls: Citi Loc has projected the completion of the new controllers and relay cabinets for all three elevators at a total cost of \$29,400 by the end of June.
5. Lockers: A council member is proceeding to review the original locker list submitted from the developer of The 501. It has been noted that the original list has doubled assigned several units with the same locker number.
6. Exterior Leaks – Unit 209: The council has approved Spratt Emanuel to investigate the water ingress into Unit 209 to determine the source of the leaks. Nikls Property Services was contacted to complete the emergency restoration and place a tarp over the rooftop area until the engineer can determine if the rooftop planters are the cause of the leaks.
7. Unit #303: Spratt Emanuel has been contacted to investigate the deck of unit #304 to determine if the deck membrane has failed causing water ingress into unit #303.

CORRESPONDENCE

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

1. The council reviewed a letter from an owner with the following concerns:
 - (a) Hardwood flooring be replaced due to the damages incurred from an exterior caulking leak.
Response: The strata council has approved compensation in the amount of \$2,000 for the original carpeting in the unit unless the owner can provide a copy of an agreement indicating that the original flooring in the unit was hardwood.
 - (b) A crack in the bedroom wall be repaired.
Response: The crack has been determined to be a settlement issue, not a structural issue and is the responsibility to repair.
 - (c) The front door has been damaged from the moving of a neighbour and needs to be replaced.
Response: The Building Manager will contact you to investigate the damages to the front door of the unit.

2. **Noise Complaint:** A letter was received from an owner complaining of ongoing excessive noise from a neighbouring unit. The agent will submit a letter to the neighbouring unit advising that pursuant to Bylaw 3.1(a) and (b).

3. Use of property

- (1) *An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that*
- (a) *causes a nuisance or hazard to another person;*
 - (b) *causes unreasonable noise, in the opinion of the Strata Corporation. Owners creating excessive noise will be given a verbal warning by a representative of the Strata Council. Failure to heed this warning will result in an immediate fine of \$200.00. No written warnings will be given;*

The agent will advise that any further complaints of excessive noise could result in a bylaw violation fine (\$200) assessed to their account.

The 501 is home to people of various ages, family sizes, cultures and lifestyles. Please keep in mind the challenges and limits of high density living and keep noise levels to a reasonable limit. Disturbing other occupants is not acceptable and the bylaws will be enforced.

3. **Owners Concerns:** An owner requested a forum be set up on the 501 website. The council has no plans to start a forum at this time. A forum was set up and maintained by the previous Building Manager and was deleted when the manager left the 501. It is not the responsibility of the Building Manager to set up and maintain a forum and the current Building Manager does not have the expertise to set up a forum program on the website.

If any owner would like to step forward to volunteer their time with setting up and maintaining a forum on the website, please submit your name and unit information to the Building Manager.

NEW BUSINESS

IMPORTANT REMINDER

1. **Drainage Concerns:** Residents are reminded to run water while using their garburator to assist with the break up of vegetable matter and avoid pouring grease down the drains to deter from costly drain back ups costs to the owner and inconveniences to the neighbouring units.

2. Landscaping/Pets: It has been brought to the council's attention that residents are continuing to allow their pets to urinate in the garden beds by the front and back entrances to The 501. Not only is this practice causing an unsightly mess and damaging the plants but it is also a violation of the strata corporation bylaws. Owners in non-compliance of the strata corporation bylaws will be assessed a fine against their strata lot.

31. Pets

- (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.*
- (3) *All pets must be taken off common property to relieve themselves.*
- (4) *All pets must be leashed while on common property.*

There being no further business, the meeting was adjourned at 9:10 p.m. The next meeting will be held on Monday, August 11, 2008 at 7:00 p.m.

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