

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-4050
THE 501

HELD: On Thursday, May 15, 2008 at 7:20 p.m. in the Games Room,
501 Pacific Street, Vancouver, B.C.

PRESENT:

Brent Belsher	President	# 202
Brenda Lea Brown	Vice President	# 604
George Affleck	Treasurer	# 208
Andrea Litke		#2604

REGRETS:

Jenny Ashton	#1505
Rodney Legraw	# 204

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:20 p.m.

BUILDING MANAGER'S REPORT

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

1. IBM has completed the window washing of the Tower and Commercial unit windows.
2. Service Master has completed the regular maintenance and cleaning of the hallway carpets.
3. West Coast Doors has replaced all metal doors and two door closers from P1 to P4 lobby areas.
4. Milani was contacted to augur the washing machine drain in #508 due to a water back-up. The owner will be charged back for the cost.
5. Milani was contacted to change the shower cartridge in unit #203.
6. Commercial Areas: Commercial garbage bay and front side were power washed. Junk was removed from the interior hallway and area and washed down. Appliances and lights in both the men's and women's washroom were replaced.

7. The three elements in the sauna's heaters required replacement due to a resident pouring hot water over the heated elements causing the elements to burn out. Residents are reminded that the sauna is a dry sauna and pouring water on the heater's elements could cause injury.
8. Door Master Electric was contacted to investigate the ongoing failures with the garage door and discovered the door operator had failed and required replacement. The operator has been replaced at a cost of \$1,700.
9. Carpets at the front door to the lobby entrance have been cleaned and new carpets are recommended as the stains cannot be removed.
10. The guest room and AV room carpets were power washed.
11. Hudson Irrigation was on site to repair and replace the identified broken irrigation sprinkler heads.
12. Champion Pressure Washers completed the power washing of the courtyard and back side walkways and roundabout.
13. Milani Plumbing & Heating completed the sanitary line drain cleaning from the third floor down along with the horizontal drains along P1 parkade.

MINUTES

It was moved, seconded and carried to adopt the minutes of the April 7, 2008 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: Following review, council approved the April, 2008 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. Arrears: The council directed the agent to contact legal counsel to proceed with foreclosures on two units with liens filed against their strata lots who have yet to submit payment from February, 2007 to April, 2008. One unit with a lien filed against their strata lot has submitted outstanding payments filed against their account minus the outstanding fines.

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: An SGM was held prior to the council meeting to vote on a $\frac{3}{4}$ Vote Resolution to proceed with the Exterior Maintenance Project (at an estimated cost of \$1,400,000) which had been previously presented and defeated at the AGM on March 31, 2008. Mr. Mark Emanuel from Spratt Emanuel who completed the envelope condition of the building presented a PowerPoint presentation of the building and identified areas of concerns with caulking, sealant, rooftop doors in townhouse units etc. Mr. Emmanuel advised the owners that the condition of The 501 and underlying parkade structure is generally good, but aggressive maintenance is required to regain the face-seal of the exterior elements. Mr. Emmanuel advised the owners that minor maintenance issues also require attending to including the replacement of the townhouse roof top doors which are not rated for weather exposure and water ingress has been identified around several unit doors.

The $\frac{3}{4}$ vote resolution to proceed with the exterior maintenance project was defeated.

2. Ad Hoc Reports:
 - a) Bylaws: The strata bylaw committee presented a draft pet bylaw amendment for council's review. Further discussion will continue at the next council meeting.
 - b) Landscaping: Even More Plants has completed the approved quote in the amount of \$6,213.00 to upgrade the landscaping around the building. The council approved Hudson Irrigation to install a drip system in the courtyard to facilitate the watering of 64 new plants and garden beds at a cost of \$1,260.
3. Washing Machine Hose Replacement: Koala-T Plumbing & Heating is preparing a schedule for the replacement of the washing machine hoses project approved at the Annual General Meeting in 265 units. Notices will be posted with the scheduled dates and owners will be required to allow access or submit a key to the Building Manager to complete the hose replacement. Owners who have replaced their hoses within the last two years should contact the building manager.
4. Elevator Controls: Citi Loc is proceeding to install the new controllers and relay cabinets for all three elevators at a total cost of \$29,400. (One year warranty on all parts and labour).

5. Lockers: A council member is proceeding with 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. Gym Equipment: A quote was received from Fitness Town in the total amount of \$6,271 to supply the following new equipment. Council reviewed and approved the purchase of the following new equipment:

- Nautilus 4000 Multi Gym - \$5,848
- Exercise Mat with handles - \$ 116
- Dumbbell Rack - \$ 190
- Skipping rope - \$ 30
- Exercise Ball - \$ 87

The council would like to thank Mr. Allan Vicemty from unit #2904 for his help with obtaining quotes and recommendations for upgrading the fitness equipment.

7. Security: The council approved the security guard job description. Security coverage for The 501 has been increased Monday through Thursday, 10:00 p.m. to 6:00 a.m. and Friday through Sunday, 24-hours coverage.

8. Fire Inspection: Miricom Fire Systems will be on site Monday, May 26th to May 28th to inspect and test the fire safety equipment in all common areas and owner's units. During the test fire alarms will ring intermittently. All in-suite fire safety devices must be tested in accordance with the local Fire Code. Please ensure that access to your suite is made available as follows:

- Monday, May 26th, 8:30 am to 4:00 pm – 33rd floor to the 21st floor
- Tuesday, May 27th, 8:30 am to 4:00 pm – 20th floor to 10th floor
- Wednesday, May 28th, 8:30 am to 4:00 pm – 10th floor to Townhouses and Commercial units.

The technician will start at the 12th floor and continue down floor by floor.

Residents unable to be home are requested to please leave a key with a neighbour or the Building Manager. Units not available for testing will be charged for the cost of the second visit.

9. #302 – Drain Back-up: Milani Plumbing & Heating was contacted on three occasions within one week to augur the kitchen sink drain in #302. On each occasion the drain was augured and tested to ensure clearance. During the last visit, the plumber installed a camera in the drain and discovered the drains were severely clogged 80 ft. down with large amounts of whole vegetable matter, which occurs when residents use their garburator without turning the water on to assist with the break-up of the vegetable matter. Barclay Restoration was contacted to complete the emergency water damage repairs in unit #302 and the commercial unit below.

The strata corporation's insurance was contacted and two claims have been filed with an estimated \$23,000 in damages. The strata corporation is responsible for the deductibles in the amount of \$20,000 to be funded from the Contingency Reserve Fund.

10. Drain Cleaning: With the recent sanitary drain backups Milani Plumbing & Heating recommended the cleaning of the sanitary lines from the third floor down and flush the parkade lines at a total cost of \$8,145 plus GST. The council approved the drain cleaning which was completed between May 12th and May 15th.
11. #209/#303: The agent was contacted by the owners of #209 and #303 with water ingress issues from the exterior. The council approved Spratt Emanuel Engineering investigate the issues and submit a report for council's review.
12. Council Member: It was brought to the council's attention that one of the council members is not the registered owner on title of his strata lot. Being a registered owner is the requirement under the *Strata Property Act* in order to serve as a council member. The council thanks the council member for volunteering to serve as a council member, but in view of the legislation, the council is obliged to adhere to the *Strata Property Act*.
13. #2804: Two quotes were received to complete water damage floor repairs in #2804 incurred from an exterior caulking issue. The caulking has been repaired. Barclay Restoration was approved to complete the repairs in the total amount of \$2,117.00.

CORRESPONDENCE

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

1. #508: A letter was received from the owner of #508 requesting council's approval to install hardwood flooring. The agent was directed to submit a letter of approval to the owner with the following conditions:
 - i) To absorb noise, the maximum available sound-proofing must be installed between the hardwood and the underlying structure;
 - ii) Area rugs are to be laid in high traffic areas; and
 - iii) Shoes should not be worn inside the unit when walking on the hardwood floor.

- iv) Notices distributed to neighbouring unit owners with the scheduled time frame of renovations.

2. Real Estate Agent: A letter was received from a real estate agent requesting council's approval for a potential purchaser to move in with two dogs. The agent was directed to submit a letter to the real estate agent denying the request as the strata corporation bylaw reads:

4. *An owner, tenant or occupant must not keep any pets on the strata lots, other than one or more of the following:*

d) One dog and/or two cats;

The pet bylaw is under review.

3. A letter was received from an owner requesting a forum where residents may voice their opinions and hear other's be available on The 501 website. The strata council is not considering putting up a forum at this time.
4. Dog Noises: A letter has been submitted to an owner on the 17th floor advising that several complaints were received about their dog barking continuously when left alone in the unit, causing a great disturbance to the neighbouring units. The owner was reminded of corporation bylaw 3.1(b) and (c) and 3.5:

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*
- (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;*
- (c) *unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;*
- (5) *The Strata Council may order a pet to be removed from the premises if the pet violates the Bylaws.*

The owner was advised that the strata corporation may impose a fine of \$200 for contravention of the bylaws. Any further complaints will result in a bylaw violation fine assessed against the owner's account.

5. Windows: The owner of #208 requested council's approval to replace two windows in his unit with windows which may be opened. The owner advised the window replacement will be completed by a qualified contractor, and the recommended windows will not compromise the appearance of the building. The council directed the agent to submit a letter of approval with the condition that any water ingress issues to the structure incurred from the replaced

windows will be the responsibility of the owner and/or any future owner to repair.

NEW BUSINESS

1. Drainage Concerns: 26 residents signed the survey in the mail room identifying any drainage issues (slow draining/back ups etc.). Several residents noted toilet concerns, which is the responsibility of the owner to maintain. A notice will be posted with a scheduled date for the building manager to review the identified drainage concerns.

IMPORTANT REMINDER

2. Gas Fireplaces: The council highly recommends that all residents turn off their pilot light during the summer months as an energy cost saving measure to the strata corporation. Residents are advised that not turning off your pilot light during the summer months will continue to emit heat within in the unit. Residents requiring assistance in turning off and on their pilot light should drop a note in the building manager's office.

There being no further business, the meeting was adjourned at 9:15 p.m. The next meeting will be held on Monday, June 2, 2008 at 7:00 p.m.

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