

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-4050
THE 501

HELD: On Monday, November 4, 2008 at 7:00 p.m. in the Manager's Office at 501 Pacific Street, Vancouver, B.C.

PRESENT:

Brenda Lea Brown	Vice President	# 604
George Affleck	Treasurer	# 208
Rodney Legrow		# 204
Andrea Litke		#2604

REGRETS:

Brent Belsher	President	# 202
Jenny Ashton		#1505

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:10 p.m.

BUILDING MANAGER'S REPORT

1. Walkways, parkade entrance and descents power washed.
2. Lobby window cleaning completed.
3. Dryer vent cleaning from the exterior of the building completed.
4. Common Area hallway carpet cleaned.
5. Games Room walls:
 - replaced and painted damaged baseboards
 - painted bathroom and paint touch-ups completed in Games Room.

MINUTES

It was moved, seconded and carried to adopt the minutes of October 6, 2008, council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: Following review, council approved the October, 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:

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.

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 project and townhouse repairs. The council will review the specifications before they are submitted for tender to qualified contractors. The engineers are projecting the work to commence in March/April and as the project is weather dependent, completion is difficult to determine.

IMPORTANT

An information meeting will be scheduled for the owners of The 501 to discuss the details of the exterior maintenance project once the contractor has been selected.

2. Ad Hoc Report:

- (a) Landscaping: The Landscaping Committee completed a walkabout of the building with the landscaping contractor and will submit a proposal/quote to complete landscaping upgrades within the next fiscal year-end budget.
 - (b) Lockers: Nikls Property Services has been contracted to build three additional storage lockers at a cost of \$2,100 for the owners who have obtained double assigned lockers on their Purchase Agreement.
3. Onni Development/1372 Seymour: The strata council is writing a follow-up letter to the Planning Department of the City of Vancouver to voice their concerns on the height and density of the podium for the proposed development across the lane from The 501. The strata corporation is concerned that the size of the podium will reduce the amount of light and sunshine on The 501.
 4. Unit #209 Repairs: Ocean West Construction will schedule a date with Spratt Emmanuel Engineers to review the scope of repairs completed by Spratt Emmanuel and submit a quote for council's review.
 5. AC Condensers/Quote: The agent has received one quote from Milani Plumbing in the amount of \$18,241 plus GST and is awaiting a second quote to replace and relocate the two air conditioning AC condensers that service the electrical vault on parking level one.

One unit has failed and the second is failing due to the improper installation (too close besides the parkade ceiling). The manufacturer requires a minimum of three feet from the ceiling in order for the unit to operate properly. The units are overheating which could cause the electrical vault to close down (electrical power).
 6. Crane Over-swing: As per the council's request, the agent submitted the Crane Over-swing Agreement received from the City of Vancouver for the construction of a building on City owned land at 1338 Seymour Street (Granville Mennonite Society) to Access Law for a legal review. The agreement contemplates a construction crane to be over-swinging common property of The 501 and granting, in the strata corporation's favour, reciprocal rights. The council has requested compensation in the amount of \$5,000 from Granville Mennonite Society Development, along with payment for the legal costs to review the agreement.
 7. Power Sweeping: Valley Power Sweep will be on site Wednesday, November 12th and Thursday, November 13th to power wash the underground parkade. Residents are required to move their vehicles from the underground parkade during this time:

Wednesday, November 12th - 1 to 150 plus ramp
Thursday, November 13th - 151 to 295

Residents are advised that, if vehicles are not removed on the specified dates from the parking stalls in order for the contractors to complete the cleaning, the vehicles will be towed at the owner's cost.

8. Elevator: Citiloc was contacted to investigate the ongoing problems with the elevator and discovered two of the control systems that were replaced in August to be defective and Citiloc has contacted the manufacturers and are awaiting replacement controllers (under warranty) to arrive from the USA. Citiloc would like to apologize for any inconvenience caused by the elevator failures.

CORRESPONDENCE

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

1. Correspondence was received from an owner recommending internet access and a mini fridge be installed in the Guest Suite. The council is proceeding to prepare a proposal to upgrade the Guest Suite and will take the recommendations under consideration.
2. Correspondence was received from several residents outlining concerns of ongoing excessive loud music and disruption from a unit on the 22nd floor. The security guards advised the building manager that the tenants are using the pool and hot tub without appropriate swim wear, playing loud music and drinking alcohol from glass containers. On several occasions, the police were called as the tenants would not turn down music etc for the security guards. The agent submitted a letter to the owner to advise of the extreme, disruptive behaviour of their tenants who have become a source of anxiety and trouble to the residents of The 501. The owner has contacted the agent to apologize for the tenants' behaviour and also to advise that an eviction notice was delivered to his tenants to vacate the premises as of November 6th.
3. Correspondence was received from an owner with inquiries on special levy payment/fines, building inspection reports, pet policies and the fob system. The agent was directed to submit a letter to the owner to request further information on the questions.

NEW BUSINESS

1. Parkade Gate Damage: The security guards advised the building manager on September 28th that a resident had damaged the gate whilst entering the parkade. The resident swiped his access card in front of the card reader but did not wait long enough for the gate to fully open and, by rushing in, the truck rack hit the bottom of the gate causing damage to the rollers, tracks and sensors. The agent was directed to forward a copy of the invoice for the repairs to the resident for reimbursement as this was not a strata corporation expense.

2. Noise Concerns: The agent advised council that there has been an increase in noise violation complaints recently.

IMPORTANT REMINDER TO RESIDENTS

The 501 is home to people with various ages, family sizes, cultures and life styles. 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 strata corporation bylaws will be strictly enforced.

3. FOBS/Re-registration/Security: Vancouver Condominium Services will be updating the security access system and resident information in order to provide maximum security for all residents of The 501. Details to complete the re-registration will be reviewed at the next council meeting.

There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting will be held on Monday, December 1, 2008 at 7:00 p.m.

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BP/jms

0 **Rain Rain Go Away . . .**

Unfortunately, the rain is not going to go away and, in fact, here comes the very heavy rainy season. Now is the time to check any gutters and drains around the exterior of your unit to make sure that they are free of leaves and other debris. You can save yourself a lot of grief and save your strata corporation some money by having a quick look at these areas which normally create floods and great inconvenience and expense. Please report these to your strata agent who will take action to make sure that they are cleaned.