

**None**       **NR**       **Resident**       **Mortgage**       **Directory**

**Single Space**       **Double Space**       **PDF**       **Revised PDF**       **Final**

**MINUTES OF COUNCIL MEETING  
STRATA PLAN LMS-4050  
THE 501**

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**HELD:**                      On Monday, October 5, 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  
Jenny Ashton                      #1505  
Rodney Legrow                      # 204

**REGRETS:**                Brent Belsher                      President                      # 202  
Andrea Litke                      #2604

**STRATA AGENT:**      Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:15 p.m.

**BUILDING MANAGER’S REPORT**

1.      Commercial garbage bay pressure washed.
2.      Gym and AV room carpet cleaned.
3.      Pool deck washed inside and outside.
4.      Building window cleaning in progress by IBM.
5.      Courtyard concrete planters cleaned and painted.
6.      Commercial units – loose tiles reinstalled.

## **MINUTES**

It was moved, seconded and carried to adopt the minutes of the September 8, 2008 council meeting, as circulated.

## **FINANCIAL REPORT**

1. **Monthly Statement:** Following review, council approved the September 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 agent advised council that the owner with significant outstanding strata fees on their strata lot has submitted payment in full.

### **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 a draft budget for council's review for the new fiscal year commencing February 1, 2009 and has requested any recommended projects, upgrades, etc. to be completed in the next fiscal year to be brought to the next council meeting for discussion. Once the draft audit is received in February, the budget can be prepared in final form for presentation at the AGM.

## **BUSINESS ARISING**

1. **Exterior Maintenance Project:** An SGM was held on September 29, 2008 and the owners of the 501 voted in favour to proceed with the recommended exterior maintenance project at an estimated cost of \$1,400,000. Spratt Emanuel will proceed to complete the specifications for the building maintenance project and townhouse repairs for council's review before the specifications are submitted for tender to qualified contractors. The engineers are projecting the work to begin in March/April and as the project is a weather-dependant project, completion is difficult to determine.

**IMPORTANT**

**An information meeting will be held for all owners to discuss the details of the exterior maintenance project once the contractor has been selected.**

2. Ad Hoc Report:

(a) The Strata Bylaw Committee is proceeding to review the strata corporation bylaws and upon completion will present a report to council with any recommended amendments. Once council has completed compiling the proposed amendments, the draft will be forwarded to legal counsel for review to be available for presentation to the owners at the next Annual General Meeting.

(b) Landscaping: The agent has contacted the City of Vancouver arborist department to complete the pruning of the City trees on the Pacific Boulevard.

The agent contacted the landscapers to remove the ivy vines in the planters around the townhouses to prevent potential compromise of the membrane, as per Spratt Emanuel engineer's recommendations.

The Landscaping Committee is proceeding to obtain recommendations and a quote for landscaping upgrades to be included in the next year's fiscal budget commencing February 1, 2008.

(c) Lockers: The council completed a walk-about of the locker storage areas and have located space to build three additional storage lockers for the owners who have obtained double assigned lockers on their Purchase Agreement.

3. Omni Development/1372 Seymour: Several council members and owners attended an owners' forum at the City of Vancouver on September 22<sup>nd</sup> to address their concerns on the proposed development across the lane from The 501. The owners requested the City address the following owners' recommended amendments with the proposed development:

(a) Reduce the density of the building to a level consistent with the neighbouring units to prevent over-shadowing of the 501.

(b) Erect the building further back from the laneway.

(c) Decrease the size of the podium and build to face Pacific Street.

4. Unit #209 Repairs: Ocean West Construction has been hired to complete the repairs to unit #209. Spratt Emanuel Engineers will be providing quality assurance during the repairs.

5. Washing Machine Hose Replacement: Koala-T Plumbing was on site September 30<sup>th</sup> to replace the washing machine hoses in the 25 units which were not available during the two previously scheduled dates for hose replacement. The following units were not available for the third visit: 702, 705, 905, 1504, 2002, 2004, 2110, 2209, 2305, 2705, 2803 and 2905. The owners of the noted units are requested to replace their hoses at their own costs and advise the building manager or VCS when it has been completed.

The council would like to thank all owners for their cooperation and assistance with being available or giving their keys to the building manager to ensure their washing machine hoses were changed to prevent burst hoses (life span 7 – 9 years) which could prove costly to owners (owners' responsibility) and inconvenience to the neighbouring units who could incur water damages.

6. Crane Over-swing: A Crane Over-swing Agreement was received from the City of Vancouver for council's review. The agreement contemplates a construction crane to be used in the construction of a building on City owned land at 1338 Seymour Street (Granville Mennonite Society Development) over-swinging the common property of The 501 and granting in the strata corporation's favour, reciprocal rights. The council directed the agent to submit the agreement to legal counsel for review.

## **CORRESPONDENCE**

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

1. Noise Complaint: A letter was received from several owners outlining excessive noise complaints from the tenants of a unit on the 22<sup>nd</sup> floor. A letter was sent to the owner advising that as this was not the first complaint. A strata bylaw violation fine (\$200) has been charged against the owner's account. On several occasions the security guards and police were contacted to subdue and/or stop several parties held by the tenants in the pool area and the owner's unit which were very disruptive to the neighbouring units. The owner has been requested to contact the tenants to request that they strictly adhere to the strata corporation rules and bylaws and advise any further complaints will result in an eviction notice.
2. Insurance Deductible: A letter was received from the owners of a unit who have been charged back for the water damage insurance deductible (\$10,000) for damages caused by their tenants for hanging items on a sprinkler head requesting council's approval to repay the strata corporation for the deductible (\$10,000) within a 24-month term, including interest.

The council approved the payment plan and directed the agent to advise the owner to submit post-dated cheques, along with 10% per annum interest.

## **NEW BUSINESS**

1. Milani Quote: A quote was received from Milani Plumbing & Heating in the amount of \$18,241 plus GST to replace and relocate two air conditioning AC condensers that service the electrical vault on parking level 1. One unit has failed and the second is failing due to original improper installation (too close to underside of parkade ceiling) the manufacturers require a minimum of 3' from the ceiling in order for units to operate properly. The units are overheating which could cause the electrical vault to close down (electrical power). The council directed the agent to obtain a second quote for council's review.
2. Cigarette Butts/Balconies: It has been noted that residents are continuing to toss burning cigarette butts over their balconies, which is not only unsightly but a potential high risk of causing fire to the units below.

**Residents are required to STOP TOSSING ITEMS/BURNING CIGARETTE BUTTS OVER THEIR BALCONIES, which could endanger the lives of residents below. A monitoring system has been put in place and residents noted in violation will be charged a bylaw fine (\$200) charged against the owner's account.**

3. Guest Suite: A council member will prepare a design and quote to upgrade the guest suites to be presented to the owners at the next Annual General Meeting.

The council approved the purchase two TVs to replace the failed TVs in the guest suite.

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be held on Monday, November 3, 2008 at 7:00 p.m.

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BP/lc

## **STRATA PLAN NUMBER**

Please note your strata plan number on the front of these minutes. It is very helpful (especially in emergency situations) if you can provide your strata plan number when calling our office as it allows for quick access to your file.

### **Selling Your Unit?**

If you are planning to sell your unit, it is a good idea for your realtor to visit our website at [www.vancondo.com](http://www.vancondo.com). There, the realtor will find a link where they are able to order documents requested by potential purchasers such as minutes, bylaws, and engineer reports. Using this process rather than phoning our office may decrease the processing time. You can also find valuable tips on the *Strata Property Act* in the monthly bulletins distributed by our office.