

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD: On Monday, September 8, 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 (arrived at 8:15 pm)
Jenny Ashton		#1505
Rodney Legrow		# 204
Andrea Litke		#2604

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

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

BUILDING MANAGER'S REPORT

1. Parkade pressure washing of the descents from P1 to P4 and the entrance from ground level to P1 were conducted
2. Nikls Property Services replaced missing posts and installed metal mesh on the garbage gate to prevent unwanted access into the garbage bay area, along with the upgrading of the gate springs.
3. **Residents are reminded that storage of items in parking stalls is a violation of the strata bylaws and the Vancouver Fire Code.**

Parkade Bylaw 34.1(b)

- (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.

Non-compliance of the Strata Bylaw and Fire Code could result in a bylaw fine (\$200) assessed against the owner's account and/or the removal of the unauthorized items.

MINUTES

It was moved, seconded and carried to adopt the minutes of the August 11, 2008 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** Following review, council approved the August 2008 financial statements, 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 a demand letter requesting payment within 21 days has been sent to an owner with significant outstanding payment on their strata lot. If payment is not received within 21 days, a Certificate of Lien will be filed against the title of the strata lot at a cost of \$150 charged against the owners' account, preventing conveyancing on the strata lot.

Residents are reminded that all units with outstanding strata fees will have fines applied to their accounts on a monthly basis until fees are paid in full.

BUSINESS ARISING

1. **SGM - Exterior Maintenance Project:** As per the request of a number of owners, an SGM has been scheduled for Wednesday, September 24th at 6:30 p.m. in the Games Room, 501 Pacific to revisit and vote on the $\frac{3}{4}$ vote resolution to proceed with the Exterior Maintenance Project.

The strata council highly recommends to owners that this important project move ahead to make The 501 an outstanding building for years to come.

IMPORTANT

Two council members will be in the lobby on Saturday, September 20th and Monday, September 22nd to answer owners' inquiries/concerns with the Exterior Maintenance Project and collect any proxies from owners who are unable to attend the meeting but would like to vote:

- **Saturday, September 20th, 10:00 a.m. – 12:00 noon**
- **Monday, September 22nd, 5:30 p.m. – 7:30 p.m.**

OR

Owners can also drop off their proxy on the third floor office of The 501 or fax to VCS at 604-684-1539.

2. Ad Hoc Reports:

- (a) Bylaws: 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, a draft will be forwarded to legal counsel for review to be available for presentation to the owners at the next AGM.
- (b) Rules: Council member Brenda Lea Brown distributed a copy of amended rules prepared by the Bylaw/Rules Committee. Following discussion, the council approved the amended rules. Please see the attached rules.
- (c) Lockers: The council will complete a walkabout of the locker storage areas to determine if any extra space/empty lockers are available for the owners who obtained double assigned lockers, completed by the developer of The 501.

3. Onni Development/1372 Seymour: Council has prepared a petition to express its concerns to City Council. Owners can sign the petition in the building manager's office on the 3rd floor or add their name to the petition included with these minutes and fax to VCS at 604-684-1539.

The strata highly recommends all owners submit a letter to the City of Vancouver by emailing devapps@vancouver.ca or call the project facilitator David Autiero at 604-871-6265 outlining their concerns with the development as this could not only affect owners' investment but also the loss of enjoyable living.

A meeting will be held at the City of Vancouver on September 22nd to address owners'/residents' concerns. It is imperative all owners attend the meeting as this is your only real chance to voice your concerns with any hope of the City of Vancouver addressing our concerns.

4. Unit #209: Spratt Emanuel Engineering was on site to complete a second water test to determine the source of water ingress at two distinct locations with the following conclusions and recommendations:

CONCLUSIONS AND RECOMMENDATIONS

1. *The leak at the corner mullion has several implications.*

First of all, as was found during the recent condition survey, the building sealants are approaching the end of their life cycle and should be replaced. As the building sealant continues to fail, both cohesively and adhesively, as is the case here, similar water ingress issues can be expected to occur throughout the complex.

Secondly, the water ingress also indicates that the waterproofing detailing at the window sills, which is hidden from view, is insufficient. Properly designed sill detailing should be allowing all water that by-passes the window sealants to be redirected outboard of the building envelope at the sill. This is not occurring.

2. The leak near the planter is likely caused by similar shortcomings in the window waterproof detailing. As the southern most window and planter are in such close proximity to one another, their waterproofing detailing should be unified. The existence of bare concrete between the window and planter attests to the fact that they are not. This is a defect of the existing detailing.
3. As it has been noted that the current detailing is deficient, **SEE recommends that the southern most window, which sits atop the planter, be removed to re-detail the window rough opening.** This will likely arrest the water ingress below. If, however, it does not, the planter beneath the window will have to be remediated as well.
4. The water ingress at the door head did not cause water to pond or drip at the interior, other than on the door sill. The large quantity of water that was able to ingress through the door head does however indicate that the door is not providing the necessary environmental separation. **As was recommended in our recent condition survey for the strata, all such doors should be replaced with new weather tight assemblies.**
5. The particular vines which are growing in the planter of townhouse 209 are particularly invasive and should be removed. To make matters worse, they are growing between the filter fabric and the waterproofing membrane of the planter, which could compromise the membrane. **SEE recommends that these vines be removed.**

The council has approved Spratt Emanuel complete detailed specs for the required repairs and provide quality assurance during the completion of the work.

5. Washing Machine Hose Replacement: A second visit was scheduled on August 14th to 15th to replace the washing machine hoses in all residential units which were not available during the initial scheduled dates of July 14th and 15th. To date, the following 25 units were not available for access:

501, 606, 702, 705, 709, 905, 1504, 1505, 1604, 1802, 1806, 2002, 2004, 2102, 2110, 2209, 2301, 2305, 2605, 2705, 2709, 2803, 2901, 2905, 3005.
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Koala-T Plumbing has agreed to schedule a third and final date to replace the hoses in the units not available for the first and second visit. Koala-T advised that the life span of a washing machine is between 7 – 9 years.

Although maintenance of the washing machine hoses is the responsibility of the owners, the owners voted at the AGM to replace the hoses in all owners' suites (funded from the CRF) to assist owners from paying for costly repairs and inconveniences to neighbouring units from burst hoses.

If owners do not provide access for the third date (to be announced), they will be required to replace washing machine hoses at their own cost and advise VCS when it has been completed providing documentation/receipts from a reputable plumber.

CORRESPONDENCE

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

1. A letter was received from a new owner who obtained one of the double-assigned storage lockers upon the purchase of her unit. The owner has proposed to construct another locker in the locker area "2" on the P1 level and has identified a space where another locker could be easily constructed without restricting access to any of the other lockers. The council will complete a walkabout post council meeting to review the owner's proposed area to install a storage locker and determine if there are any additional areas to build storage lockers for owners who have obtained double assigned lockers or no lockers. The council approved the installation of any additional storage lockers to be funded by the strata corporation.

NEW BUSINESS

1. **Bike Storage:** Residents are reminded that there are bike storage areas on the P1, P2 and P3 levels. The bike storage on P1 is completely full, yet there remains empty bike racks on the P2 and P3 level bike storage areas.
2. **Olympics – Guest Room Rentals:** A council member has volunteered to prepare a proposal for the rental of the guest suites during the Olympic period to be reviewed by council at the next meeting.
3. **Window Washing:** IBM will be on site starting Monday, September 22nd for the semi-annual window washing of:
 - Inaccessible windows, Tower and Townhouses
 - "03" and "08" Juliet balconies
 - Windows on both side of rails
 - Lobby and common area glass in and out
 - Top of all glass canopies
 - Exterior of all retail glass

Please ensure that windows to be washed are closed during this period. Deficiencies should be reported to the building manager within seven days.

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be held on Monday, October 6, 2008 at 7:00 p.m.



Bunny Porteous
Vancouver Condominium Services Ltd.
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Vancouver, B.C.
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Telephone: 604-684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291/ Fax: 604-684-1539

BP/md

24-Hour Emergency Services

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from VCS after hours.

Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that VCS can return your call promptly.

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter the garage..." Suspicious activity and loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.

The 24-hour answering service is not available for general inquiries concerning accounts, council policies and other matters which are regular administration items.

STRATA PLAN LMS-4050

Rules for The 501

501 Pacific Street, Vancouver, B.C.

Recreational Equipment

1. No bicycles may be brought into the building by way of the lobby. Bikes may only be brought into the building by way of the parkade level.
2. Residents may not use rollerblades, skates, skateboards or similar recreational equipment in the lobby, games room, gym or pool areas.

Moves/Elevator Use

3. A move fee of \$100.00 will be charged to each strata lot for each move-in to cover the cost of normal wear and tear during moves in and out.
4. Residents must provide a minimum of 48 hours notice to book the elevator for moves. Bookings are to be made through the Building Manager.
5. The 501 permits moves into and out of the building at specific times during the week. Moves may not begin before 8:30 a.m. or end later than 4:30 p.m. Moves conducted without pre-booking, or not paid for, are subject to fines. Owners are responsible for compliance with the 501 Move Bylaws and Rules whether they are moving in/out themselves or permitting a tenant move.
6. The elevator may be booked for a maximum of four hours per move.
7. No moves will be booked for tenants unless a Form K is on file or supplied.
8. Owners are responsible for ensuring that The 501 remains secure during any move in or move out. Any party moving in or out must have a person at the lobby door during their move to ensure access to the lobby is only granted to their party. The door must not be propped open and left unattended.
9. A resident must receive written approval by the Strata Council, Building Manager or Strata Agent to bring building materials into the building. The request must specify the date and time and include what the contents of the materials will be. The elevator must be booked 48 hours in advance. A resident is responsible for protecting the elevator walls by using protective elevator pads and protecting common area floors. Residents will be responsible to clean up after themselves.

Pool & Spa

10. Persons using the pool and spa facilities do so at their own risk. No lifeguard on duty.
11. No one under the age of 16 may use the pool without adult supervision.
12. No excess noise is permitted in or around the pool and spa facilities. Music must be listened to through the use of headphones only, with the exception of organized events which have Strata Council approval.
13. Pull back the pool cover after using the pool to reduce heat escape.
14. No food or drink is permitted in the pool or spa area.
15. Beverages must be in non-breakable containers only. No glass containers of any kind are permitted.
16. Tampering with pool fixtures is strictly prohibited.
17. No pets are allowed in the pool or spa area.
18. No inner tubes or floats of any kind may be used in the pool; excepting children's float aids.
19. Climbing on the walls is prohibited.
20. Running on the decks is prohibited.
21. Diving is prohibited.
22. Proper bathing attire must be worn at all times; (diapers may not be worn by babies while in the pool).
23. Persons must shower prior to entering the pool or spa.
24. No smoking is permitted in or around the pool or spa area.

Games Room & AV Room

25. A resident may use the A/V and/or Games Room at any time unless the room(s) have been rented for a private function. Hosts must ensure that the room(s) they use are left clean and tidy when they depart.
26. Informal and/or impromptu groups of up to 10 or 15 people may assemble in the Games Room at any time without a booking, provided those using it do not attempt to close it off to other residents. Groups larger than 15 people, which take up the entire room for an extended period of time, and smaller groups wishing to close off the games room from other residents must pay the full rental fee.

27. Owners and tenants with a Form K on file, or supplied, may rent the Games Room for private functions for \$100.00. This fee entitles the host to exclusive use of the room from 12:00 noon one day to 12:00 noon the following day.
28. The Games Room must be secured at the time of booking with full payment and a damage deposit of \$150.
29. Bookings are made on first come, first served basis.
30. The windows in the Games Room to lobby doors must be left uncovered during private functions.
31. Security guards must have access to private functions at any time. Any function that generates complaints or bylaw violations may be shut down by the security guard on duty.
32. Smoking is prohibited in the Games Room and AV Room, as in all common areas.
33. In the event the Games Room is not returned to its original condition by 12:00 noon, the host will be charged for cleaning and/or damage. Costs will be billed to the owner, first from the damage deposit, then by separate charge.

Gym

34. Residents may invite their personal trainers to the gym at the time of their workout; however, personal trainers may not conduct their business with non-residents in The 501 gym.
35. Gym users may not play portable sound systems except personal music players with earphones.

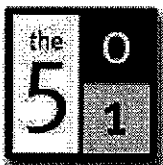
Guest Suites

36. Owners and tenants with a Form K on file, or supplied, may rent The 501 guest suites. The per night rates are \$49 for the large suite (#1) and \$39 for the small suite (#2)
37. Guest suite bookings must be secured at the time of booking with full payment and a damage deposit of \$75.
38. Payment is made to the Manager at the time of booking. If the booking is cancelled two weeks before the intended arrival date, the entire deposit will be refunded. If the booking is cancelled less than two weeks before the intended arrival date, the first night's deposit is forfeited if the room cannot be re-rented.
39. Maximum advance booking is for a five night stay. If a guest wants to stay on after five nights, they can re-book one day at a time if the suite is available. A new booking takes precedence over someone re-booking day by day.

40. The maximum number of nights the guest suites may be rented in total is ten nights. This means that between the two guest suites, an owner may book a total of ten nights in one calendar year.
41. Owners assume all responsibilities related to guest suite rental. This includes, but is not limited to, responsibility for payment if a guest's cheque is returned by the bank for any reason and responsibility for any losses to the strata corporation in relation to guests.
42. The host is responsible for providing bedding and towels for their guests.
43. The host must clean the suite after their guest's departure so that the suite is ready for another guest by 2:00 p.m. on the day of check-out. If the guest suite is not cleaned satisfactorily after check-out, the host will have one hour to remedy the situation. After that, site staff will be assigned to clean the room at a charge of \$25 per hour, for a minimum charge of one hour, which will be applied to the owner's strata unit.
44. Pets and smoking are prohibited in the guest suites.
45. Check-in time is 2:00 p.m. or later and the check-out time is 12:00 p.m. or earlier.

Commercial Signage Guidelines

46. Only interior signage is allowed.
47. Signs are permitted to be backlit.
48. No exterior signage is permitted.
49. Signs are only permitted in the top portion of the windows.
50. New signs are to be consistent with sizes of other signs.
51. All signage must have a written proposal and drawing approved by the Strata Council.
52. All signage must meet City guidelines and approval.



Attn: Non resident owners. If this development concerns you, sign this form and fax back to VCS at 604-684-1539.

Owners at The 501 petition the City of Vancouver to reconsider the proposed development DE412219 / 1372 Seymour/ 555 Pacific

Dear City Council: The undersigned oppose the proposed development as the project is overbuilt for its location and lacks adequate setbacks. It will completely overwhelm The 501 and surrounding buildings. If approved as proposed, it will devalue the surrounding properties and do irreparable harm to the appeal of our neighbourhood.

[illegible]