

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD: On Tuesday, December 8, 2009 at 7:00 p.m. in the Manager's Office at The 501, Pacific Street, Vancouver, B.C.

PRESENT:

Brent Belsher	President
George Affleck	Treasurer
Rodney Legrow	Landscaping
Jenny Ashton	Secretary
Rob McDowell	Project Liaison

REGRETS

Brenda Lea Brown	Vice President
Andrea Litke	

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:00 p.m.

BUILDING MANAGER'S REPORT – NOVEMBER

- Guest suite #1 and #2 walls repaired and painted
- IMB is onsite to complete the washing of all inaccessible windows and balcony railing glass (weather permitting). IBM has been contacted to remove the paint splatters on the windows and balcony glass from the exterior membrane project.
- Mailroom stairwell carpet replaced from damages incurred from courtyard drain overflow.
- Courtyard drain augured and repaired by Nikls Property Services.
- A 3 foot plaster planter filled with soil and plants slipped off a 5th floor balcony and fell into the pool requiring the pool to be drained and cleaned following the re-plastering and re-tiling of the pool.

MINUTES

It was moved, seconded and carried to adopt the minutes of the November 2, 2009 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: The November 2009, financial statement was reviewed and approved. 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 there is still one owner with a lien filed against their strata lot for the significant outstanding balance (non-payment of the exterior maintenance special levy) on their account. The strata corporation's legal counsel has commenced legal proceedings against the strata lot.
3. AGM:
 - (a) Date: Wednesday, March 31, 2010.
 - (b) Budget: The agent distributed an updated draft budget for the council's review for the fiscal year 2010/2011. The draft budget is for discussion purposes only and once the audit is completed, the draft budget will be finalized and inserted with the AGM notice.

The Treasurer requested council members bring recommendations to the next council meeting for upgrades or projects to be included in the new fiscal year budget.

BUSINESS ARISING

1. Exterior Maintenance Project Update:
 - (a) Pond Repairs: Due to the extreme weather conditions Prostar has deferred any further work on the exterior maintenance project (ponds, roof etc.) until spring 2010.

IMPORTANT / DEFICIENCY SURVEYS

Prostar Painting/Restoration has completed 98% of the Exterior Maintenance Project. Residents are requested to review their balcony area and complete the recently distributed Deficiency Survey with any outstanding issues (paint splatters, debris, paint deficiencies, etc.). It is extremely important that residents complete the survey with all deficiencies and submit to VCS or drop off at the 3rd floor office at The 501. Non-resident owners are highly recommended to contact their tenants to review the balconies and complete the survey with any deficiencies.

- (b) Townhouse Repairs: With the recent extreme weather conditions (rain and wind) several townhouse units have experienced extreme water infiltration. Spratt Emanuel Engineering completed an investigation and determined that the roof top membranes had failed requiring replacement. Spratt Emanuel Engineering has recommended the strata corporation replace the membranes on all the townhouses as they are nearing their life expectancy. Spratt Emanuel Engineering has obtained a quote from Ocean West Contracting in the amount of \$261,541 to replace all roof membranes. The engineers are awaiting two additional quotes.

Although the original scope of work for the exterior maintenance project did not include the roof membrane replacements, the council has agreed to expedite the urgent membrane repairs to the three identified units experiencing water infiltration, along with the remaining townhouse roof membranes.

The estimated cost in the amount of \$260,000 to replace the roof membranes is still within the exterior maintenance budget approved at the SGM in September 2008.

- (c) Parkade Assessment: Spratt Emanuel Engineering completed a walk though of the parkade and discovered an additional 234 feet of cracks along the parkade walls and 120 feet of additional cracks in the stairwells which were not identified in the original building assessment report. Quotes were received from four contractors to complete the epoxy injections as follows:

- Prostar - \$35 per linear foot
- Alumni Restorations - \$39 per linear foot
- Duraseal - \$65 per linear foot
- Ocean West - \$70 per linear foot

Following discussion, council approved Prostar's quote with a maximum expenditure of \$13,000 to complete the additional concrete/epoxy repairs. Quotes will be obtained to paint the walls where the epoxy injections have been completed.

- (d) Pool Upgrades: Nikls Property Services is onsite completing the prep repair and painting of the walls and tiling of the baseboards of the pool room. Aloha Pool Services has been requested to submit a quote to re_____ the ceramic tiles in the hot tub. The tiles are in good condition; however, the grout between the tiles has become chalky and flakes off when gently scratched by a fingernail.

The swimming pool is expected to re-open by Christmas (excluding the hot tub). The council would like to thank all residents for their patience while the pool was closed during the exterior maintenance project and to complete the repairs and upgrades.

2. Landscaping/Quotes: The Landscaping Committee is awaiting a third quote to complete the annual landscaping maintenance (January 1, 2010 - December 31, 2010). The landscaping committee will review quotes and submit recommendations to the council to complete the landscaping maintenance.
3. Guest Suite/Olympic Lottery: _____

4. Small Claims Court: A court date has been scheduled for February 3, 2010 for the owner who has filed a legal Writ with B.C. Small Claims Court requesting the strata corporation replace the owner's damaged hardwood flooring from a dishwasher failure and exterior balcony membrane leak.
5. Commercial Unit: Tree Organic Coffee Shop has requested council's approval to install a bike rack and an illuminated sign. The council approved the installation of the bike rack but has requested additional details on the location and size of the illuminated sign before approval is granted.
6. **Parkade Stall Violations**: **It has been brought to the council's attention that owners are storing unauthorized items in their parking stalls which is in violation of the strata corporation bylaw 5.2:**

5(2) Parking stall use is restricted to a currently insured motor vehicle, motorcycle, trailer, or bicycles on wall racks.

Letters have been submitted to owners in violation requesting compliance with the strata corporation bylaw within two weeks or a strata corporation fine (\$200) may be assessed against the owners' accounts.

CORRESPONDENCE

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

1. A letter was received from an owner of unit #3009 requesting approval to install laminate flooring; details outlining the sound transmission rating of the underlay were supplied. The council approved the flooring installation sound transmission rating for the underlay and has requested the additional conditions be adhered to:
 - Area rugs be laid in high traffic areas.
 - Shoes not worn inside unit when walking on hardwood floors.

- Notices be submitted to neighbouring units and the building manager with the time frame of the renovations.
 - All bylaws pertaining to renovations or alterations be strictly adhered to. (available on The 501 website www.The501.net).
2. Correspondence was received from an owner requesting a refund for the last two months' payments for the exterior maintenance special levy. The owner was required to submit the temporarily suspended July and August payments due to the low quote received to complete the project.

The council denied the owner's request, as the payments were temporarily suspended not refunded. Until the project is completed in the spring 2010, the final cost will not be known.

3. Correspondence was received from an owner requesting a mini fridge be installed in the guest suites. The non-resident owner visits The 501 during the year and during her stay requires refrigeration of medication.

The council is only completing required repairs and replacement in the guest suites as the 3/4 vote resolution to upgrade the Guest Suites was defeated at the last AGM. The use of a fridge is available on the premises for the owner.

NEW BUSINESS

1. Minutes Distribution: In order to support the environment and as a cost saving measure for the strata corporation, the council has implemented a policy to post the minutes on the website for owners as of January 1, 2010. The minutes will no longer be delivered under residents' doors or mailed to the non-residents. AGM/SGM notices and minutes will continue to be delivered and mailed.

Residents are highly recommended to view the strata corporation's website www.the501.net for minutes, reports, important maintenance repairs, bylaws, rules etc. The council thanks all residents for their assistance in supporting the environment and saving dollars for the strata corporation.

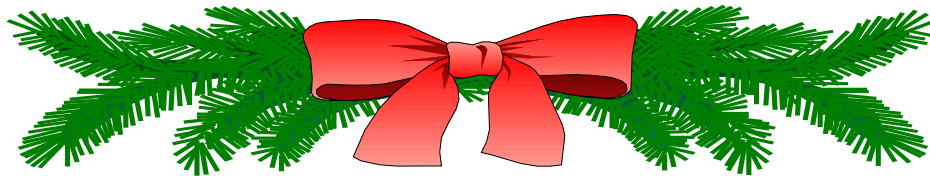
3. Emergency Generator Testing: Simson Maxwell is scheduled to complete the annual emergency generator testing in December.

There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be held on Monday, February 1, 2010 at 7:00 p.m.

Bunny Porteous
Vancouver Condominium Services Ltd.
#400 – 1281 West Georgia Street
Vancouver, B.C. V6E 3J7

Telephone: 604-684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291/ Fax: 684-1539

BP/lc



HAPPY HOLIDAYS

Please note that our office will be closed on Friday, December 25th, Monday, December 28th, and Friday, January 1st. Emergency service is available if necessary: please call the usual telephone number, 604-684-6291, for assistance. We take this opportunity to wish everyone a very Happy Holiday Season.