

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD: On June 1, 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
Rob McDowell	Project Liaison
Brenda Lea Brown	Vice President
Jenny Ashton	Secretary
Andrea Litke	

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

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

GUEST: Mr. Chris Couch (8:00 p.m. – 8:20 p.m.)

GUEST BUSINESS

Mr. Chris Couch attended the council meeting to discuss a letter received from the council regarding concerns with the installation of a hose into the new caulking on the side wall and a hole in the side wall located beside the electrical for the hot tub. This was discovered by Spratt Emanuel and Prostar Painting during an investigation to determine the source of water ingress into the owner's unit. Prostar has resealed the hole. Mr. Couch advised council that the hose is not installed into the caulking and has since applied caulking to any affected areas. The owner advised council that the unit was purchased with the hot tub installed. The agent will follow up with the engineers.

BUILDING MANAGER'S REPORT – MAY

- Pro-Bel completed the Annual Roof Anchor Inspection.
- Mircom Safety was on site to complete annual fire alarm equipment testing in the common areas and residents' units.
- Pressure washed commercial garbage bay area.

MINUTES

It was moved, seconded and carried to adopt the minutes of the May 4, 2009 council meeting, with the following amendment:

- Correspondence #5 should read, "Certified service dogs are permitted in the guest suite and common areas."

FINANCIAL REPORT

1. Monthly Statement: The May 2009 financial statement was reviewed and improved. 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 liens have been filed against seven strata lots with significant outstanding balances on their account. A lien charge of \$150 has been assessed to the owner's account, thus preventing conveyance of the strata lot until the significant outstanding balances have been paid in full.

Owners are reminded that late fines will be assessed to owners' accounts in arrears on a monthly basis until outstanding payments are submitted in full.

BUSINESS ARISING

1. Exterior Maintenance Project Progress:
 - (a) Progress Report: Pro-Star submitted the following progress report as of June 1st.
 - Townhouse caulking is approximately 75 % complete. The caulking on the storefronts on Richards Street will be completed shortly.
 - Contractors were on site to measure for the townhouse rooftop door replacements and will meet with the engineers to finalize the door specifications.
 - The caulking on the tower is approximately 20% complete and the window membrane work approximately 15% complete.
 - An additional swing stage will be installed shortly, in order to increase the labour force on site from four to six men.
 - Two council members will attend the site meeting with the engineers, contractor and agent on Thursday to review the colours for the painting building, which will remain within the same colour tones.

IMPORTANT REMINDER

Residents are required to remove all items from their balconies when notices are submitted under their doors to advise that the workers will be working on their balconies. The Contractors have been authorized to remove and dispose of items not being removed for the contractors to complete the balcony work, with the extra cost to be charged to the owner's account. Notices will be posted on the residents' patio doors when they may replace the items on the balcony.

Residents are required to keep windows closed and locked during the day while the contractors are working within the area, as the contractors' equipment is attached to the windows and non-locked windows could pose a safety concern to the workers.

The contractors would like to thank all residents for their patience and co-operation during the project. Unfortunately, it is not easy for the contractors to determine the timeframe for work to be completed on balconies, windows, etc. due to the weather (wind, rain) and the amount of additional repairs which may be required. Residents are highly encouraged to read the memo board in the lobby for updates.

- (b) Pool Upgrades: The agent is obtaining a second quote to complete the re-plastering and re-tiling in the pool. The council has requested a quote to complete restoration of the exterior and interior pool deck and painting of the interior pool area walls to be reviewed at the next meeting. The council is projecting all upgrades/repairs in the pool area to be completed while the pool is closed for the exterior maintenance project.
- (c) Payment: The special levy approved by the owners at the Special General Meeting on September 24, 2008 was for \$1,400,000. As the accepted tender is much less than the original anticipated amount. The strata council noted that the total levy payable by each owner might not be necessary. The exterior maintenance budget is presently estimated to be \$910,000. Council is recommending that the last two exterior maintenance special levy payments are due in July and August, not be collected.

In accordance with the $\frac{3}{4}$ vote resolution and in accordance with the *Strata Property Act* any unspent amount of the levy must be returned to the owners. At this time it is suggested that owners be aware of the situation and that once the final cost of the project is determined arrangements be made to refund the owners of the unspent portion.

2. Landscaping:

- (a) Residential: The landscapers will submit a quote to replace the ivy on the fence by the volleyball court which was removed in order to complete the maintenance project.
- (b) Commercial: The landscapers will be planting new ground cover and plants in the storefront planters. It was brought to the council's attention that several of the store fronts are using the planters to install signage which is not only a strata bylaw violation, but is also unsightly and preventing the landscapers from completing maintenance. The agent contacted the commercial property manager to review the concern with the tenants.

3. Exhaust Vent/Kindred Place: Milani Plumbing submitted an estimated quote in the amount of \$2,500 to re-direct The 501's exhaust vent on the rooftop to prevent further staining on the Kindred Place (neighbouring wall). The contractors advised that the wind is coming from all directions and have recommended extending the exhaust pipe up another 4' – 6' and re-direct it straight-up. The agent has submitted the quote to Mr. Derek Simons (Kindred Place) to review as it was agreed that the re-directing of the vent would be a shared cost.

4. Security Coverage: The security guards have been requested to monitor the P1 locker during move outs to ensure the residents are not leaving unwanted items in the locker room. Residents are responsible to dispose of their own personal unwanted items. The area will be closely monitored and residents noted leaving items will be charged for the cost of removal. The agent will obtain a quote to build a cage in the P1 area to prevent the storing of items and create a storage area for the building manager's equipment.

5. Pet Registration: No report available.

6. Parkade Cleaning: The parkade pressure cleaning will be scheduled for September. Residents will be required to remove their vehicles as per the strata corporation bylaw 3.5.5:

3. *Use of property*

(5) *Parkade*

(5) *Vehicles must be removed from parking stalls during annual or semi-annual parkade cleaning carried out by the strata corporation.*

7. Annual Fire Equipment Testing: Mircom Safety was on site on May 28th to June 1st to test the fire safety equipment in all units and common areas. The agent is waiting for a report with any deficiencies and notification of units not accessed during the visit.

CORRESPONDENCE

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

1. Correspondence was received from an owner concerned with the lack of residents who vacate the building during a fire alarm.

IMPORTANT

Residents are required to evacuate the building when the fire alarm sounds. Once the fire department advises it is OK to re-enter the building, the elevator and fire panel contractors are contacted to reset the elevator and fire panel. Unfortunately, it is not possible to determine the length of time it will take the contractors to arrive at the building as it depends on the location of the contractor and the time of the call. The council would like to thank all residents for vacating the building during a fire alarm and their patience while the fire department and contractors restore the safety equipment in the building.

2. A complaint was received from an owner who has observed a resident on a lower 04 unit tossing cigarette butts over the balcony onto the sidewalks and surrounding landscaping. A bylaw violation complaint has been submitted to the resident of the unit to advise that tossing cigarette butts over a balcony is not only a bylaw violation but also a safety concern (potential fire in a unit below) and also causing an unsightly mess to the aesthetics of the building. The strata corporation bylaw 4.1 (a),(c) and 3 (a) state:

4) *Prohibitions*

(1) *An owner, tenant, occupant, visitor, or agent must not:*

- (a) *Do anything that increases the risk of fire, flood, or life safety and thus impacts the rate of insurance levied on the strata corporation*
- (c) *Smoke, or permit guests to smoke, in any common areas or limited common areas*

The resident is requested to advise Vancouver Condominium Services Ltd. in writing prior to June 15th if they disagree with the particulars of the complaint described, or if they feel the imposition of the bylaw fine (200) would be inappropriate for any other reason. Pursuant to bylaw 23 (a), the strata corporation may impose a fine of \$200 for each contravention of the bylaw and such fines may be issued without further notice should the owner choose not to contest the contents of this incident.

NEW BUSINESS

1. Seymour Street Development Application: Notices were received from the City of Vancouver to advise of the building application submitted by Onni Development to proceed with the new development across the laneway from The 501. In 2008 the council attended a meeting at the City of Vancouver to address concerns with the development and request the density of the building be reduced, decrease the size of the podium and erect the building further back from the laneway. The City has addressed several of the owners' concerns. Owners are highly encouraged to contact the City of Vancouver as soon as possible with any concerns with the proposed development.

There being no further business, the meeting was adjourned at 9:15 p.m. The next meeting will be held on Monday, July 6, 2009.

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BP/imc

RENTING YOUR UNIT DURING THE OLYMPICS?

If you are thinking of renting your strata lot during the Olympics you should give very careful consideration to the following:

1. Your strata corporation may have a bylaw that prohibits or limits rentals. Violations of the bylaw could lead to fines as high as \$500/wk.
2. Have you arranged for special insurance? The strata corporation's insurance policy remains in effect but it does NOT provide coverage for damages to your unit's contents or your belongings. Also, the strata corporation's insurance policy has deductibles. If a claim is made as a consequence of your tenant, you may well be responsible for the deductible which could be thousands of dollars.
3. Have you prepared a "Conduct Check List" for your tenant(s)? Back in 1986 when we had Expo 86, we observed a pattern of behaviour where short-term tenants thought that it was "party time" and "anything goes". Your strata council will likely not tolerate such conduct so we suggest that you develop a Conduct Check List for your tenants. It might save you the unnecessary expense of fines.