

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD: On Monday, November 2, 2009 at 7:00 p.m. in the Manager's Office at The 501, Pacific Street, Vancouver, B.C.

PRESENT:

Brenda Lea Brown	Vice President
George Affleck	Treasurer
Rodney Legrow	Landscaping
Jenny Ashton	Secretary
Rob McDowell	Project Liaison
Andrea Litke	

REGRETS Brent Belsher President

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

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

BUILDING MANAGER'S REPORT – OCTOBER

- Power wash walkways and driveways
- Common area hallway carpet cleaning completed
- Mircom Safety completed the 2nd visit for the 27 units not accessed during the first annual fire inspection. As per the strata corporation bylaws, a locksmith will be contacted to access the eight units not available for access during the 2nd visit. Owners will be charged for the shared cost of Mircom Safety's 2nd and 3rd visits and the cost of the locksmith.

MINUTES

It was moved, seconded and carried to adopt the minutes of the October 5, 2009 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: The October 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 payment has been received from one of the two owners with liens filed against their account for significant outstanding balances (non-payment of the Exterior Maintenance Special Levy). The strata corporation's legal counsel has been requested to commence legal proceedings to enforce collection of amounts from the one unit who has yet to submit payment.
3. AGM:
 - (a) Date: The council will schedule a date for the AGM at the next council meeting.
 - (b) Budget: The agent distributed a draft budget for the fiscal year 2010/2011 for council's review. 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: Due to the rains and cold temperatures, the remaining scope of work and deficiencies for the Tower will be completed in the spring 2010.

The swing stage will be removed on November 16th, allowing the window washers to complete the cleaning of the windows. Prostar will complete the removal of the paint splatters on the glass and balconies in the spring.

Updates as of November 1, 2009

- (a) Tower:
 - The Tower exterior maintenance project is 98% complete.
 - Top half of the O5s and O6s require repainting.
 - Areas of the O4s require repainting.
 - O5s units require power washing.

(b) Parkade:

- Parkade epoxy injections in the parkade concrete slab have been completed as per the contract.
- Council has requested a quote to complete additional identified cracks in the parkade along with a quote to paint the areas where the injections have been completed.

(c) Townhouses:

- Ocean West Construction is proceeding to complete the opera balcony membrane replacements on all townhouses along with the minor membrane repairs on three townhouse rooftops.
- Spratt Emanuel Engineering has been contacted to investigate several new leaks in the townhouses.
- The painting of townhouse doors has been deferred until the spring due to the cold, wet weather.

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.

(d) Pool Area Repairs/Upgrades:

- Aloha Pools has completed the removal and replacement of the skimline and stair tiles and the re-plastering of the interior of the pool at a cost of \$18,375. Council approved payment minus a 60% deficiency holdback.

Quotes were received from three contractors to conduct the repairs and painting of the walls and ceiling and retiling of the baseline in the interior of the pool room. The council approved Nikls Property Services to conduct the pool room painting and tiling at a total cost of \$7,200 plus GST. The pool repairs and upgrades are projected to be completed the beginning of December.

The council would like to thank the residents for their patience while the pool and spa was closed to be completed the Exterior Maintenance Project and repairs and upgrades to the pool and interior pool room.

- (e) Front & Back Area Ponds: Valley Power Sweep completed the power washing of the pond walls, rocks and surface of the ponds at the front and back entrances at a cost of \$6,285 plus GST. Two quotes were received to complete maintenance repairs to the front and back ponds (i.e. repair membrane, repair slate on walls, repaint sealant and paint walls and ponds). The council approved Prostar Restoration to complete the maintenance repairs at a cost of \$17,385 plus GST.

- 2. Landscaping Report: Council member Rodney Legrow will obtain three quotes to complete the landscaping maintenance at The 501. The landscaping committee will meet to discuss the maintenance requirements for the new fiscal year and submit recommendations to the council to be included in the next fiscal year budget 2010/2011.

- 3. Guest Suite:
 - (a) Olympic/Lottery: The council has finalized the lottery for the rental of the two guest suites during the Olympics. Please see the attached bulletin.

 - (b) Guest Suite Repairs: The council approved a maximum expenditure of \$5,000 to complete required repairs/replacement of broken furniture and two TVs in the guest suites.

- 4. Rules: Council approved the proposed strata corporation's rule amendment. Amended rules are available on the strata corporation's website. "the501.net".

- 5. Small Claims Court: An owner has filed a legal Writ with BC Small Claims Court demanding the strata corporation replace the owner's damaged hardwood flooring from a dishwasher failure, and membrane leak. The strata agent has filed on an insurance claim and a legal counsel has been appointed to represent on the strata corporation.

- 6. Crane Easement/SGM November 4, 2009: A Special General Meeting will be held on Wednesday, November 4, 2009 at 6:00 p.m. to present a $\frac{3}{4}$ vote resolution to the owners to grant the City of Vancouver the right to swing a construction tower crane through the air space above the strata corporation.

The following is a brief outline on the $\frac{3}{4}$ Vote Resolution for the Crane Easement Agreement:

- (1) The City of Vancouver owns the property at 1338 Seymour Street, to which the Crane Easement Agreement relates,

- (2) The City has leased the property to the Provincial Government (specifically to the “Provincial Rental Housing Corporation” or (“PRHC”), which will build a building there to be used for low income housing. Once built it will be managed and operated by the Granville Mennonite Housing Society which already manages a similar building/housing project at 1321 Richards.
- (3) The Agreement recognizes these relationships and allows the crane used to construct this building to swing through the air space above LMS-4050 during the period of construction,
- (4) The agreement will terminate as soon as a final occupancy permit is issued by the City for this building.
- (5) In exercising its rights under this Agreement, the City/PRHC must act reasonably and cause as little disturbance as reasonably possible to the occupants of LMS-4050.
- (6) The City/PRHC will carry specified insurance to protect against any damage or injury caused by the construction, will promptly repair any damage caused and will indemnify LMS-4050 for expenses incurred due to the construction activities authorized by this Agreement (except if incurred as a result of the wilful default or negligence of LMS-4050). All of the Strata’s legal fees and VCS’s charges directly related to this Agreement, are covered by this agreement to indemnify.

CORRESPONDENCE

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

1. Correspondence was received from an owner outlining recommendations for upgrades in the lobby, TV room and fitness room. The council would like to thank the owner for the ideas. Several council members have volunteered to obtain proposals for the replacement of the furniture in the lobby (previously stolen) TV and DVD in the TV room and fitness equipment upgrades. to be included within the next fiscal year’s budget.

NEW BUSINESS

- 1 Window Cleaning: IBM is scheduled to begin the window cleaning on November 16th (weather permitting) to clean all exterior, inaccessible windows and balcony glass. The contractors will remove some of the paint splatters but the difficult marks will be removed by Prostar in the spring as part of the outstanding deficiencies.

- 2 Dogs Urinating: It has been noted that residents are continuing to allow their dogs to urinate in the parkade and not clean it up which is not only unsightly but a health concern to residents with the odor.

The areas are being carefully monitored and residents in violation could be photographed and posted in the mail room.

Please take your dogs outside to relieve themselves.

There being no further business, the meeting was adjourned at 9:30 p.m. The next meeting will be held on Monday, December 7, 2009 at 7:00 p.m.

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