

# MINUTES OF COUNCIL MEETING

## STRATA PLAN LMS-4050

### THE 501

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**HELD:** On Monday, October 5, 2009 at 7:00 p.m. in the Manager's Office at The 501, Pacific Street, Vancouver, B.C.

**PRESENT:**

Brent Belsher	President
Brenda Lea Brown	Vice President
George Affleck	Treasurer
Rodney Legrow	Landscaping
Jenny Ashton	Secretary
Rob McDowell	Project Liaison
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 – SEPTEMBER**

- Gym, Amenity Room and Guest Room carpets cleaned
- Stairwell carpet by mailroom to be replaced due to exterior drainage back up. Nikls Property Services was contacted to repair the drain.
- Valley Power Sweep powerwashed the ponds and Prostar will be painting the ponds and sealing the walls.
- Valley Power Sweep completed the parkade cleaning. Only 11 vehicles were not removed.

**The council would like to thank all owners for removing their vehicles in order to complete the parkade cleaning.**

#### **MINUTES**

It was moved, seconded and carried to adopt the minutes of the September 8, 2009 council meeting, as circulated.

#### **FINANCIAL REPORT**

1. **Monthly Statement:** The September 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 three of the five 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 two units who have yet to submit payment.
3. Audit: The council approved Reid Hurst Nagy to complete the fiscal year end audit (January 31, 2009) at a cost of \$4,550 plus GST.

## **BUSINESS ARISING**

1. Exterior Maintenance Project Update: The following update was received from Prostar on September 30, 2009:

(a) Tower:

- Powerwashing and painting to be completed the end of October
- Rooftop work scheduled for mid October
- Parkade epoxy injections for the identified concrete cracks are in process.
- Metal flashing to be installed around exterior pool area mid October.

Prostar Painting is projecting the exterior maintenance project to be completed the end of October (weather permitting). Deficiency surveys will be submitted to all residents. It is extremely important that the surveys are completed in order to identify any deficiencies now and not when the warranty for the work has expired.

Several owners have confirmed to VCS that there is still balcony membrane splatters on their railing glass. The agent will contact Spratt Emanuel Engineering to advise.

(b) Townhouses:

- The installation of the rooftop doors in all townhouses is in progress.
- Ocean West Construction is on site to complete membrane replacement on the upper balconies of all townhouses with minor membrane repairs on three townhouse rooftops.

2. Pool Area Repairs/Upgrades:

- Aloah Pools is on site to re-plaster the interior of the pool and retile the water line and the stairs to the swimming pool at a cost of \$17,500. Work is projected to be completed within three to four weeks but the tiles require an additional four weeks to cure properly.

- The agent is awaiting for two quotes to repair/prepare walls and paint all walls and ceilings in the pool area and retile the exterior base line around the pool room.
3. Landscaping Report: The winter pansies and tulip bulbs will be planted as soon as the summer annuals are spent. Two boxwoods will be replaced and one of the new planters at the back door will be emptied to repair and improve the drainage. The council requested the landscaping committee obtain three bids to complete the landscaping maintenance for the new fiscal year (February 1, 2010) be obtained for council's review.
  4. Onni/Seymour/Development: Council member Brenda Lea Brown confirmed that Onni Development has amended the podium on the new proposed development from eight stories to five stories. Onni Development will be requested to install a living wall on laneway wall of the development to improve the appearance for the residents of The 501.
  5. Guest Suite/Olympics: The council have proposed a lottery for the rental of the two guest suites during the Olympic period with the following information:
    - Time Frame: 3 weeks, February 10 – March 2
    - Length: 4 night maximum
    - Cost: Double Suite #1- \$250 Single Suite #2 - \$200
    - Damage Deposit: One night rental
    - Payment due Date: In full, including damage deposit, within 7 days of lottery

Complete lottery details will be outlined in the November minutes and on the website.

6. Rules: Council member Andrea Litke distributed amendments for the strata corporation rules for council's review.
7. Crane Easement/SGM November 4, 2009: A Special General Meeting will be held on Wednesday, November 4, 2009 at 6:00 p.m. as per the City of Vancouver requirement 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 resolution will also permit in the future that any two members of the strata council for the strata corporation be authorized and empowered to execute all documents required to give effect to this resolution including any documents required for the purpose of registering the construction Easement Agreement at the Land Title Office. The City of Vancouver will be responsible for the cost of the SGM including the photocopies for the SGM notice and minutes. Owners who are unable to attend are requested to submit their proxy to VCS via fax (604) 684-1539) or drop off at the Building manager's office on the 3<sup>rd</sup> floor.
8. Pool Deck Furniture: Deferred to the next council meeting.

## **CORRESPONDENCE**

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

1. Correspondence was received from the owner of unit #2201 requesting the strata council reconsider upgrading the guest suite with a mini fridge, telephone for local calls and internet access. The owner also requested information on special levy refunds for the Exterior Maintenance Project. The agent was directed to submit a letter to the owner to advise that minor repairs/upgrades will be completed in the guest suite as the owners voted against the resolution to upgrade the guest suites at the AGM in March 2009. Once the Exterior Maintenance Project is completed and all invoices are received, the final cost of the project will be determined.

## **NEW BUSINESS**

1. Security: A number of concerns were received regarding the security guards at The 501. The security contractor has been contacted and the concerns have been addressed. .
2. Management Renewal Contract - Addendum "C": The council approved the Vancouver Condominium management renewal contract for 2010 and 2011.
3. Insurance Renewal: Council reviewed two quotes for the renewal of the strata corporation's insurance and approved the present policy provider, BFL Canada as the insurer for Strata Plan LMS-4050 (October 1, 2009 – September 30, 2010) with a total premium of \$54,965.
4. Balcony Items: It has been noted that residents are storing unauthorized items on their balcony which is not only in violation of the strata corporation bylaw 3.4.1(o) Use of Property but also a deterrent to the appearance of the building.  
  
3.4 (1) An owner, tenant, occupant, visitor, or agent must not:  
(o) Place any items on a balcony or patio except free-standing, self-contained, securely-fastened planter boxes, barbecues, summer furniture and accessories

Residents are requested to remove all unauthorized items from their balconies by October 30<sup>th</sup> or a bylaw violation fine could be assessed against the owner's account.

There being no further business, the meeting was adjourned at 9:05 p.m. The next meeting will be held on Monday, November 2, 2009 at 7:00 p.m.

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BP/imc

### **Does your Address Match your Driver License?**

There are areas of Vancouver and possibly Richmond where there may be security check points and the full scope of the street shutdown is still subject to change. The bottom line is that the potential impact is still unknown. To ensure you can easily obtain access to your building it has been recommended that your driver's license or other personal identification be up to date so that the noted address matches with your building. Hopefully, this will assist you in getting home that much easier.

You will find additional information at this website <http://olympichostcity.vancouver.ca>, but we are currently being advised that the following streets in Vancouver will be closed for security purposes:

- Expo and Pacific Boulevard (between Smithe and Quebec Streets)
- Georgia and Dunsmuir Viaducts
- Quebec Street (between Terminal Street and Second Avenue)
- Canada Place and Waterfront Road
- Midlothian Avenue (between Dinmont Avenue and Ontario St.)
- Renfrew Street (between Hastings Street and McGill Street)