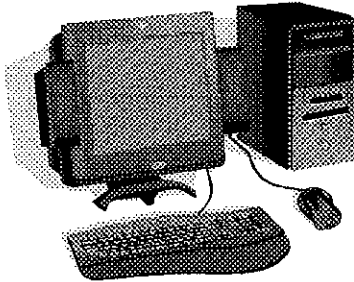




# VANCOUVER CONDOMINIUM SERVICES LTD.

400 – 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7



## **NOTICE TO RESIDENTS STRATA PLAN LMS-4050 *The 501***

**VIEW YOUR MINUTES ONLINE!**

The minutes for the June 7 council meeting are available on the strata website "The501.net".

Thank you.

Bunny Porteous  
Strata Agent  
Strata Plan LMS-4050

BP/ys

LMS-4050/Notices/View online

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# **MINUTES OF COUNCIL MEETING**

## **STRATA PLAN LMS-4050**

### **THE 501**

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#### **HELD**

On Monday, June 7, 2010 at 7:00 p.m. in Manager's Office, 501 Pacific Avenue, Vancouver, B.C.

#### **PRESENT**

Brent Belsher	President
Brenda Lea Brown	Vice-President
George Afleck	Treasurer
Jenny Ashton	Secretary
Rob McDowell	Project Liaison
Rodney Legrow	Landscape
Nicholas Najda	

#### **STRATA AGENT**

Bunny Porteous, Vancouver Condominium Services Ltd.

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

#### **MINUTES**

It was moved, seconded and carried to adopt the minutes of the May 3, 2010 council meeting, as circulated.

#### **BUILDING MANAGER'S REPORT**

- Parkade entrance descent hosed and scrubbed.
- Pressure washed pool deck.
- Gym equipment maintenance completed.
- Storage room clean-up.

#### **FINANCIAL REPORT**

1. Monthly Statement: Following review and discussion, it was moved, seconded and carried to adopt the May 2010 financial statement, 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. Swimming Pool fund: The council approved the Swimming Pool Fund deficit in the amount of \$1,35.88 be funded from the Residential CRF.

## **BUSINESS ARISING**

### **1. Exterior Maintenance Project:**

- (a) Tower Deficiencies: Spratt Emanuel Engineering performed a second building envelope review of the outstanding tower deficiencies to be completed by Prostar and discovered deficiencies which had yet to be completed. The council demanded Spratt Emanuel Engineering submit a deadline to Prostar to complete the outstanding deficiencies due to the length of time and absence of workers on site to complete the project. SEE will perform one more building envelope final review on June 21, 2010, which allows the contractor three weeks to complete all deficiencies on the building. Failure to comply with the deadline will result in retention of the deficiency holdback which was previously set at 10% of the contract value of the exterior coatings (\$2,000) plus 5% of the contract value for liquid applied deck and membrane (\$8,000) being a total value of \$10,000. Each day lost due to weather during a two week period will be added to the deadline.

## **IMPORTANT**

A notice will be posted in the elevators the end of June and on the strata's website: "the501.net", requesting all residents review their balcony areas and contact the building manager or Vancouver Condominium Services Ltd. with any deficiencies.

- (b) TH Repairs: Spratt Emanuel Engineering completed an investigation of all townhouses as a result of extensive condensation damages discovered in TH 209. During the investigation the engineers discovered that the wall cavities on the top floors in the townhouse units contain condensation and mold due to a lack of proper insulation. The engineers recommended reconstructing the walls with new steel studs and polyurethane foam insulation. An estimated cost was obtained in the amount of \$80,000 to complete the repairs. A Special General Meeting has been scheduled for Monday, June 14, 2010 at 6:30 p.m. to approve the maximum expenditure of \$80,000 to complete the townhouse repairs be funded from the Exterior Maintenance Project.
- (c) Project Costs: In order to complete the required repairs to the townhouses and the remaining repairs for the tower (pond finishing) the temporarily suspended July 2009 payment will now be required. Post-dated cheques for July/August (2009) are stale-dated and have been returned to owners. Owners are requested to submit a replacement cheque immediately for one months' payment only.

Owners with questions regarding the payments and outstanding balance on their statements should contact VCS.

- (d) Exterior Ponds: Prostar Painting has completed the membrane replacement on the side walls of the ponds and the painting of the cascading walls.

Imperial Paddock Pools is proceeding to install new piping and cascading jets for the back and front ponds.

The ponds and fountains will be in operation within the next week.

2. Building Maintenance Manual: No report available.
3. Landscaping: An updated proposal in the amount of \$3,500 was received from Para Space Landscaping to complete landscaping upgrades around the building. Council reviewed the proposal and directed the agent to contact Para Space to proceed.

### **AMENDMENT**

In the May minutes the landscaping improvement budget was noted as \$41,000, and should have read \$4,000.

4. Dryer Vent Cleaning: Michael A. Smith Duct Cleaning completed the dryer vent cleaning on the inside between May 17<sup>th</sup> and May 21<sup>st</sup>. A report was received from Michael A. Smith Duct Cleaning as follows:
- Dryer duct booster fans inspected and cleaned – 47
  - Dryer ducts cleaned – 253
  - Dryer ducts not cleaned – 42
  - Many of the exterior balcony dryer vents were found blocked and covered with layers of dryer lint which were removed during the dryer duct cleaning process.
  - Many of the dryer exhaust ducts contained large quantities of accumulated dryer lint.
  - Some dryer exhaust ducts contained moisture, some water and wet dryer lint which were removed.
  - The contractors have recommended the dryer vents be cleaned from the inside and outside during the next annual dryer vent cleaning.

**Resident's units that were not accessed to complete the dryer vent cleaning will be responsible for any dryer vent maintenance or repairs required during next fiscal year at the owners cost.**

5. Window Cleaning: The following quotes were received for window cleaning:

IBM	\$6,350 plus GST
Allstar Window Cleaning	\$5,510 plus GST

Allstar Window Cleaning was approved to complete the cleaning of:

- All exterior inaccessible tower windows using hand clean method.
- Clean 03 and 08 Juliette balconies, windows and both side rails.
- Clean the exterior of all balcony railing glass.
- Clean all exterior inaccessible townhouse windows using hand clean method.
- Clean lobby and common area glass interior and exterior.
- Clean the top of all glass canopies and all exterior retail glass.

The window cleaning will be scheduled the beginning of July. Notices will be posted.

6. Annual Fire Inspection: Mircom was on site May 28<sup>th</sup> to June 1<sup>st</sup> to complete the annual service and testing of the building fire alarms, sprinkler system and extinguishers in the common areas and in-suites. 15% of the units were unavailable for testing of the safety equipment. A second visit will be scheduled and owners will be charged the cost of the second visit.
7. Power Sweeping and Scrubbing: Valley Power Sweeps will be on site July 12<sup>th</sup> and 13<sup>th</sup> to complete the annual power sweep and scrubbing of the parkade.

Residents are required to remove their vehicles in order to complete the cleaning as per the strata corporation bylaw Division 1, 5.5.

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

Vehicles not removed will be towed at the owners cost.

## **CORRESPONDENCE**

Owners are invited to write council via the management company regarding any strata matters.
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1. Several letters were received from owners outlining noise complaints on the 16<sup>th</sup>, 23<sup>rd</sup> floor and the 28<sup>th</sup> floor. Bylaw violation complaint letters were submitted to the owners outlining strata corporation bylaw 3 (a), (b) and (c):

3. *Use of property*

- (1) *An owner, tenant, occupant or visitor must not use a strata lot, the common property, or common assets in a way that, in the opinion of the strata council:*

- (a) *Causes a nuisance or hazard to another person*
- (b) *Causes unreasonable noise*
- (c) *Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets, or another strata lot*

An owner of one unit was requested to evict their tenant due to the ongoing noise complaints, which has been causing extreme anxiety to the neighbouring units. The owner agreed and the tenants lease has been terminated as of July.

2. A letter was received from an owner outlining questions regarding the additional townhouse repairs. The owners inquired as to whether the issue with the condensation from the steel studs being attached to the concrete was a builder's deficiency. Spratt Emmanuel Engineers submitted a response to advise that this was a common method of construction for some time and only this year (February, 2010) has the Code requirement changed, requiring continuous insulation in new construction.

## **NEW BUSINESS**

1. Foosball Machine: The agent was directed to obtain a quote to purchase a new foosball machine for the games room.

2.

## **IMPORTANT PET BYLAW VIOLATIONS**

**It has been brought to the councils attention that a resident(s) is continuing to allow their dog to urinate in the carpark stairwells which is not only unsightly, but a health hazard for residents with breathing problems and a strata corporation bylaw violation:**

- (7) *Pets must always be taken off common property to relieve themselves. If any pet urinates or defecates on common property, or limited common property, the person responsible must immediately and complete remove the pet waste and dispose of it in a waste container or by some other sanitary means.*
- (8) *The owner of the strata lot is responsible for the cost of any special cleaning, floor covering replacement, or painting required as a result of a pet soiling common or limited common property.*
- (10) *Pet owners are responsible for the behavior of their animals. The strata corporation may require removal of any animal kept by an owner, tenant, occupant, visitor, or agent if the animal, in the reasonable opinion of the council, constitutes a nuisance or danger to any other person or animal. Removal must occur within 30 calendar days of notification being served.*

**Residents who witness the unsightly act should contact the building manager or VCS. The areas are being monitored and residents in violation will be assessed a bylaw violation fine.**

There being no further business, the meeting was adjourned at 8:45 p.m. The next meeting will be the Special General Meeting to be held on Monday, June 14, 2010 at 6:30 p.m. The next council meeting will be held on Monday, July 5, 2010.

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### **HST AND STRATA FEES**

The HST legislation became law on April 30<sup>th</sup>, and becomes effective July 1<sup>st</sup>. Do you have to add HST to your monthly strata fee payments? The answer is "NO" if you own a residential strata lot. Continue to make your payments at the same amount as you have been doing in the past. However, note that most items in your strata corporation's budget are subject to HST. This means that your strata corporation's next budget will include an allowance for the additional HST expense which will result in an overall budget to pay for the HST. In other words, you do not have to add 7% to your payments. (The 5% GST is already in the budget). It will be "built into" your strata fees starting with your next strata corporation's budget. In some strata corporations, an allowance has already been factored in. If you own a commercial strata lot, the HST will be an additional payment to make starting July 1<sup>st</sup>.