

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD On Monday, October 4, 2010 at 7:00 p.m. in Manager's Office, 501 Pacific Street, Vancouver, B.C.

PRESENT

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

REGRETS 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 September 2, 2010 council meeting, as circulated.

BUILDING MANAGER'S REPORT

- Storage rooms clean up in progress
- Front & Exterior Ponds power washed, rinsed and fountains turned on
- Minor repairs/painting on floors 3, 7, 11, 12, 14, 20, 21, 23, 26, 27, 28
- Stairwell painting
- Painting on parkade walls of areas where epoxy injections completed

FINANCIAL REPORT

1. **Monthly Statement:** Following review and discussion, it was moved, seconded and carried to adopt the September, 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. Account Balances: The current balances for the 8th month ending September 30, 2010 in the appropriate funds are as follows:

- Total Cash Balance \$482,010.34 (Including CRF Balance)
- CRF Balance (Residential) \$280,658.23 (Contingency Reserve Fund)
- CRF Balance (Commercial) \$ 34,032.19 (Contingency Reserve Fund)

BUSINESS ARISING

1. Exterior Maintenance Project:

- (a) Planter Membrane: Pro Active Restoration is proceeding to replace the membrane in the planter box at the rear entrance of the tower.
- (b) Ponds/Waterfalls: Spratt Emanuel Engineering has been contacted to review the peeling of the paint on the walls behind the waterfalls, which were recently redone.
- (c) Project Costs: Once the membrane in the exterior membrane is replaced and the painting deficiency with waterfall walls, the final cost of the exterior maintenance project will be determined.

The council would like to thank all residents for their patience and cooperation during the last year and a half while the project was being completed.

2. Building Maintenance Report: The Building Maintenance Plan completed by Spratt Emanuel engineering in 2004 will be reviewed in order to create a ten year capital maintenance plan, to assist with future budgeting.

3. Storage Room/Amacon: No report available.

4. Heat Saver/Pool Cover: The council obtained further information on new alternative method of conserving pool heat with a Heat Saver System and were not satisfied the system was the correct system for the 501. The Building Manager will contact Imperial Paddock to install a new cover at a cost of \$2,200.

CORRESPONDENCE

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

1. A letter was received from an owner in response to a bylaw violation complaint letter received regarding their tenant smoking on the balcony, which is in violation of the strata corporation Bylaw 4 (1) (c):

4(1) An owner, tenant, occupant, visitor, or agent must not:

(c) Smoke, or permit guests to smoke, in any common areas or limited common areas

The owner has spoken to the tenants regarding the smoking and requirement to adhere to the strata corporation bylaws and rules.

2. A letter of response was received from an owner in reference to the bylaw violation complaint received regarding the owner's tenant entering the pool area with a dog. The owner has advised the tenant of their responsibility to adhere to the strata bylaws, which states that dogs are not permitted in the pool area.

NEW BUSINESS

1. Amenity Room Rules: There has been an increase of complaints regarding residents entering the games room and pool area with dogs and leaving a mess. Bylaw violation complaint letters have been submitted to several residents observed on the security surveillance system entering the pool area and games room.

(3) Pets

- (3) Within 10 days of a dog residing in a strata lot, the resident must provide in writing the name of the dog, breed, colour, and markings, current City license number, together with the name, strata lot number, and telephone number of the pet owner.
 - (4) Dog owners must provide the strata corporation with proof of re-registration with the City of Vancouver not later than March 31 of each year.
 - (5) All pets must be leashed while on common property.
 - (6) Pets are not permitted in the guest suites, games room, fitness room, pool or spa area, or in or near the volleyball courts.
 - (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 completely remove the pet waste and dispose of it in a waste container or by some other sanitary means.
2. Parking Stall Violations: A walk-about was completed of the parkade, and it was observed that numerous residents are storing unauthorized items in their parking stalls, which is in contravention of the strata corporation bylaws and City of Vancouver Fire Code. Several parking stalls were also observed with oil stains from their vehicles.

(5) Parkade

- (2) Parking stall use is restricted to a currently insured motor vehicle, motorcycle, trailer, or bicycles on wall racks.
- (3) Owners are responsible for keeping their parking stalls free of oil and grease. Oil spills and grease stains not cleaned within a reasonable time will be cleaned by the strata corporation at the owner's expense.
- (4) No vehicle work, including oil changes, mechanical adjustments, or vehicle repairs, may be performed in a parking stall or on common property, except in case of emergency.

Notices have been submitted the residents in violation requesting all unauthorized items be removed and oil stains to be cleaned within ten (10) days or a strata bylaw fine (\$200) will be assessed to the owner's account.

3. **Unwanted Items:** The building manager has noted that residents are continuing to leave unwanted items including furniture, appliances, computers etc. into the garbage room. Only securely tied household garbage should be tossed in the garbage bins. Residents must dispose of all unauthorized items off site. The area is being carefully monitored and residents noted in leaving unauthorized items will be charged for the disposal of the items.
4. **Gas Fireplace Maintenance:** Sure Fire Gas Services will be conducting annual fireplace maintenance for **THE 501**. Appointments are available on **Monday, October 25 and Tuesday, October 26, 2010**. Please indicate on the sheets provided, your preferred appointment time. (Please do not modify the schedule.) If you have 2 fireplaces, please ensure that you reserve two half hour time slots. Also, please do not use your fireplace within 2 hours of your appointment, as we do not want the technician to receive burns.

All fireplaces require regular servicing. Fireplace manufacturers recommend each unit be serviced **annually** by a **qualified** technician. The service Sure Fire Gas Services will provide entails a pilot, burner and valve operation check, a carbon monoxide test, a door seal inspection, and any general maintenance/cleaning. Servicing will prevent damage to the fireplace/residence, and is a necessity for warranty and insurance purposes. Foremost, it is vital to the health and safety of you and your family.

Possible indications that your gas fireplace requires service include: (1) Cloudy film on glass, (2) Strong odors when fireplace is in operation, (3) Soot build up on glass, logs or exterior of building, (4) Tarnished/discolored brass, (5) Pilot light outages, and (6) Main burner is not lighting consistently.

Cost for this service is \$49.00 + HST = \$54.88

Fan kits, thermostats and burner upgrades are also available.

For further information please contact: Sure Fire Gas Services **604-728-2245**

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be held on Monday, November 8, 2010 at 7:00 p.m.

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