

# MINUTES OF COUNCIL MEETING

## STRATA PLAN LMS-4050

### THE 501

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**HELD:** On Thursday, September 2, 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
Rodney Legrow	Landscape
Nicholas Najda	
Rob McDowell	Project Liaison

**STRATA AGENT:** Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:05 p.m.

### **MINUTES**

It was moved, seconded and carried to adopt the minutes of the July 5, 2010 council meeting, as circulated.

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

- Power washed the parkade July 12<sup>th</sup> and July 13<sup>th</sup>
- Power washed the back lane entrance, walkways, parkade entrance, courtyard and commercial garbage bay
- Quarter annually preventative mechanical maintenance completed
- Hallway carpet maintenance completed
- Semi-annual window cleaning completed
- Garbage compactor quarterly maintenance
- Gym equipment quarterly maintenance
- Completed drywall repairs and painting on 23<sup>rd</sup>, 10<sup>th</sup>, 7 floor hallways and P1
- Stairwell and parkade painting in progress

## IMPORTANT

There have been several complaints of excessive noises coming from the pool late at night. If residents are using the pool after 10:00 p.m. please be considerate of the neighbouring units and refrain from yelling, and playing loud music, which is a violation of the strata corporation Bylaws 3(1) (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.*

Any further complaints could result in a bylaw violation fine (\$200) assessed to the owners account.

## **FINANCIAL REPORT**

1. **Monthly Statements:** Following review and discussion, it was moved, seconded and carried to adopt the July and August, 2010 financial statements, 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. **Invoices:** The council reviewed and approved the following invoices for payment:
  - Barclay Restoration                      \$ 7,986.72      Repairs to unit #405 from the sewer backup (charged to the Residential CRF)
  - Milani Plumbing & Heating      \$ 7,105.31      Replacement of the sanitary pump due to failed transformer and circuit breaker (charged to the Joint CRF).
  - Barclay Restoration                      \$64,986.04      Townhouse restoration project

## **BUSINESS ARISING**

1. **Exterior Maintenance Project:**
  - (a) **Tower:** Spratt Emmanuel Engineering reported that the outstanding deficiencies on the tower have been completed. The membrane and walls in the pond required stripping and repainting due to the wrong product used by Prostar. The pond

repairs were completed September 1<sup>st</sup> a two week curing time is required before the ponds can be filled and the waterfalls started.

Spratt Emmanuel Engineering was contacted to review water ingress into the TV room and discovered water coming from the planter box which abuts the concrete walls to the right of the rear entrance of the tower. An estimated cost was received in the amount of \$4,000 to replace the planter membrane. Council directed the agent to contact Spratt Emmanuel Engineering to proceed with the replacement of the membrane as part of the exterior maintenance project.

- (b) Townhouse Repairs: Barclay Restorations has completed the repairs to the 3<sup>rd</sup> floor walls in the townhouses with new steel studs and polyurethane foam insulation as recommended by Spratt Emmanuel Engineering at a cost of \$64,986.04.
- (c) Parkade Painting: The council approved a quote in the amount of \$1,950 plus HST to prep and paint the areas of walls in the parkade where the identified concrete cracks were injected with epoxy.
- (d) Project Costs: Once the membrane in the exterior planter is replaced, and all final invoices are received, the final cost of the Exterior Maintenance Project will be determined.

The council would like to thank the residents for their patience and cooperation while the Exterior Maintenance Project was completed during the last two summers.

- 2. Building Maintenance Report: No report was available.
- 3. Storage Room/Amacon: The council is continuing to secure legal advice and working diligently to resolve the matter with the entitlement of the storage room, currently being used by Amacon – Onni.
- 4. Website: The council is proceeding to upgrade the strata corporation's website. The strata council was advised that the *Strata Property Act* allows strata lot owners and others authorized by owners to obtain copies of strata corporation records. These records (minutes, reports etc.) are not public and should not be accessible to people who have not been authorized in accordance with the *Strata Property Act* to receive them. Therefore, residents will be required to contact the building manager to obtain a user/login once the new website is up and running. Owners will be notified once the website is up and running.
- 5. Renovations: It was brought to the strata council's attention that an owner was proceeding with renovations without obtaining council's approval. A letter was submitted to the owner outlining the strata corporation Bylaws 5.1 – Obtain Approval before Altering the Strata Lot.

The owner was requested to provide:

- detailed specifications of the renovation

- engineer report outlining any structural changes
- copy of the City of Vancouver building permit if required by the City

Council received a letter of apology from the owner along with an accredited engineers report with details of the renovations.

A letter of approval was submitted to the owner contingent that the relevant City of Vancouver building permit is submitted to VCS before the renovations are completed.

6. Annual Fire Equipment Testing – 2<sup>nd</sup> Visit: Mircom was on site Saturday, August 14<sup>th</sup> to inspect and test the safety equipment in units that did not provide access during the first visit on May 28<sup>th</sup> to June 2<sup>nd</sup>. Letters will be submitted to the six owners whose units were not accessed on August 14<sup>th</sup> requesting they contact Mircom to inspect the safety equipment in their units (at owner's cost) and provide a copy of the inspection report to VCS or the building Manager. It is mandatory as per Vancouver Fire and Safety Code that all safety equipment be tested on a yearly basis.

## **CORRESPONDENCE**

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

1. A letter was received from an owner on the 17<sup>th</sup> floor outlining concerns with the smell of marijuana and cigarette smoke filtering into their unit from a neighbouring unit. A bylaw violation complaint letter was submitted to the owner on the 17<sup>th</sup> floor to advise that smoking on the balcony is a violation of the strata bylaws.

### *(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 owner was requested to advise in writing within 14 days if they disagree with the particulars of the complaint or feel that the imposition of a fine would be inappropriate. A letter was received from the owner to apologize as they were away and unable to respond and will follow up with their tenant and submit an official response by September 7<sup>th</sup>.

2. A letter was received from the owner of unit #1910 requesting a breakdown of the \$100 move-in fee. The agent was directed to submit a letter to the owner to advise that there is no cost break-down with the \$100 move-in fee.

## **NEW BUSINESS**

1. Heat Saver System for Pool: Imperial Paddock Pool was contacted to submit a quote to replace the pool cover which is nearing the end of its life. Imperial Paddock Pools recommended an alternative method of conserving pool heat other than the standard pool cover and roller system (\$2,200) due to the problems of wind which create unending problems and damage to pool covers.

A quote was received from Imperial Paddock Pools in the amount of \$895 plus HST to install a swimming pool heat saver system (Heatsavr) including a pumping system, necessary pipe and fittings and shelving including two 4 litre bottles of heat saver solution.

Heatsaver is an effective “liquid pool blanket” for swimming pools that replaces the need for conventional pool covers and greatly reduces heat loss and evaporation from the exposed pool surface 24 hours per day. Heatsaver is a non-toxic, biodegradable and complete safe liquid that does not change the appearance or operation of the pool. It has been fully tested by numerous independent authorities to ensure that it meets the health and safety standards required.

- saves money, water and energy
- bio-degradable and environmentally friendly
- reduces humidity for indoor pools
- safe; tested extensively
- undetectable by pool users; tasteless, transparent, odourless, no residue on hair or clothing

A council member has volunteered to obtain further information on the heatsaver system before a decision is reached.

2. Insurance Value Appraisal: An insurance appraisal was completed on August 10, 2010. The cost of reproduction new for The 501 is \$49,776,000. The agent has contacted the strata corporation’s insurance provider to update the insurance policy with the appraised value.

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be held on Monday, October 4, 2010 at 7:00 p.m.

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BP/tr

## **INSURANCE COVERAGE**

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for any individual contents, betterments, or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any and all improvements. You should contact your home insurance company to determine if you have this coverage or not.