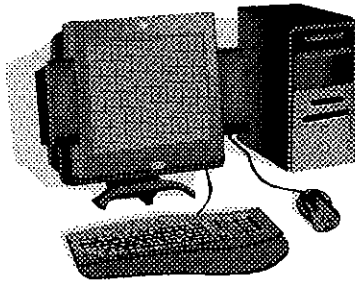




VANCOUVER CONDOMINIUM SERVICES LTD.

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



IMPORTANT

STRATA PLAN LMS-4050

The 501

VIEW YOUR MINUTES ONLINE!

Your minutes for January 18 council meeting are available on the strata's website "The501.net".

Please take the time to read the minutes as there are updates and important information that could affect all owners.

Owners are highly encouraged to access the website to obtain minutes, reports, important notices, etc.

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

HELD On Tuesday, January 18, 2011 at 7:00 p.m. in The Manager's Office,
501 Pacific Street, Vancouver, B.C.

<u>PRESENT</u>	Brent Belsher	President
	George Afleck	Treasurer
	Jenny Ashton	Secretary
	Rob McDowell	

<u>REGRETS</u>	Rodney Legrow	Landscape
	Brenda Lea Brown	Vice-President

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 December 15, 2010, council meeting, as circulated.

BUILDING MANAGER'S REPORT

- Allstar Pressure & Window Cleaning completed the semi-annual window cleaning.
- Failed Sump Pump #2 on P4 Repaired.
- Storage Room clean-up. Items removed, floor cleaned, junk removed from P1 storage.
- Hallway, elevator walls and door frames painted.

Milani Plumbing quarter annual mechanical maintenance completed and provided a report with the following recommendations:

1. As per the City bylaws, backflow preventer due for annual testing - \$337 plus HST.
2. Boiler on the main floor operating at a high pressure due to a failed pressure regulating valve. PRV require replacement - \$869 plus HST.

3. Roof top make-up air unit system is locking out intermittently on flame failure. Mandatory safety control in unit requires replacement - \$591.33 plus HST.
4. The burners for two domestic hot water boilers on roof require cleaning – \$398 plus HST.

The building manager agreed the work is required. The agent has contacted Milani to proceed.

PARKING VIOLATIONS

Violation memos were distributed to eight units with unauthorized items stored in their parking stalls, requesting the items be removed within 10 days or a bylaw violation fine will be assessed to the owner's account.

(5) *Parkade*

- (2) *Parking stall use is restricted to a currently insured motor vehicle, motorcycle, trailer, or bicycles on wall racks.*

FINANCIAL REPORT

1. Monthly Statement: Following discussion, it was moved, seconded and carried to adopt the December 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 11th month as at December 31, 2010, in the appropriate funds are as follows:
 - Total Cash Balance \$ 366,728.03 (Including CRF Balance)
 - CRF Balance \$ 301,190.87 (Contingency Reserve Fund)
3. AGM:
 - (a) Date: The Annual General Meeting has been scheduled for Monday, April 11, 2011 at 7:00 p.m. in the Games Rooms, 501 Pacific Street.
 - (b) Budget: The agent distributed an updated draft budget for the fiscal year 2011/2012. The draft budget is for discussion purposes only. Once the audit has been completed, the draft budget will be finalized and included with the AGM Notice.

(c) Agenda: The following $\frac{3}{4}$ vote resolutions will be presented to the owners for their consideration:

- (1) Fitness Centre: To approve \$15,000 from the Contingency Reserve Fund to purchase a new elliptical machine and replace the gym flooring in the weight area with a lock turf interlocking high quality rubber mat flooring.
- (2) AV Room Upgrades: To approve \$10,000 from the Contingency Reserve Fund to upgrade the AV room with new carpeting, TV, sound system and furniture.
- (3) Dryer Vent Booster Fans: To approve \$20,000 from the Contingency Reserve Fund to install booster fans in 18 units and complete the drywall damages.

4. Audit: Reid Hurst Nagy has been approved to complete the fiscal year-end January 31st audit at a cost of \$4,640. A copy of the draft audit will be attached to the AGM Notice.

BUSINESS ARISING

1. Building Maintenance Reserve Study: Council has received two quotes to complete a Contingency Reserve Fund and Maintenance Plan.

<u>Halsall Engineering</u>	
CRF Study	\$10,300
Maintenance Plan	\$ 1,800

<u>RDH Engineering</u>	
CRF Study	\$10,800
Maintenance Plan	\$ 1,000

An engineer will attend the Annual General Meeting April 11, 2011 to present a Powerpoint presentation on the benefits of a Reserve Study (long range financial planning tool) and a Maintenance Plan.

2. BC Hydro/Energy Saving: Council member Rob McDowell, has volunteered to contact BC Hydro Power Smart to obtain recommendations to conserve energy within The 501.

3. Townhouse – 206: The owner of townhouse 206 contacted VCS to discuss the mold growth in the ground floor bathroom. Spratt Emanuel Engineering completed an investigation and determined that the existing low insulation levels in combination with large thermal bridging are causing condensation to occur within the wall which appears to be the same pattern as witnessed on the third floors of the townhouse which were rectified during the exterior maintenance project.

Spratt Emanuel Engineering has recommended repairing the affected walls in the same manner as the townhouse third floor areas. The installation of a medium density spray polyurethane foam insulation which will eliminate the condensation issues. A quote was received from Barclay Restoration in the amount of \$4,630 to complete the recommended repairs as per Spratt Emanuel Engineering's report.

The council reviewed and approved the scope of work/quote and requested Barclay Restoration contact the owner to schedule the repairs.

4. Exterior Ponds: Prostar Painting is waiting for adequate weather to complete the membrane application on the exterior pond walls before they can be turned back on.
5. Indemnity Agreements/Townhouses: Indemnity Agreements have been sent to the townhouse owners to sign and return. The agreements are to indemnify the corporation of any responsibility to maintain or repair the additional window installed on the 3rd floor and exterior hose bibs which were installed at the owner's cost.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters.
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1. Pet Complaint: Several complaints were received regarding the excessive barking and whining from a dog on the 25th floor which has become extremely disruptive to the neighbouring units. A bylaw violation complaint letter has been sent to the owner outlining the strata corporation bylaw violation Bylaws 3.1 (b), 3.3 (3) and 3.3 (10).

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:*
 - (b) *Causes unreasonable noise*

(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.*
- (10) *Pet owners are responsible for the behaviour 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.*

The owner was requested to submit a letter in writing within fourteen (14) days if they were in disagreement with the particulars of the complaint or wish to be given an opportunity to present the position in person at a council meeting. As no reply was received within fourteen (14) days and barking continues, the council requested a \$200 bylaw violation fine be assessed to the owner's account.

2. Noise Complaints: Letters were received from several residents outlining excessive noise complaints on the 15th and 16th floor and the 19th floor. Bylaw violation complaint letters have been submitted to the owners outlining the strata corporation bylaws Division 1, 3 (1) (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:*
 - (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*

The owners are requested to submit a letter in writing within fourteen (14) days. If they disagree with the particulars of the complaint or wish to be given an opportunity to present the position in person at a council meeting.

IMPORTANT MESSAGE

The 501 is home to people of various ages, family sizes, cultures, and lifestyles. Please keep in mind the challenges and limits of high density living and keep noise levels to a reasonable limit. Disturbing the occupant is not acceptable and the bylaws will be strictly enforced.

3. Cigarette /Marijuana: Correspondence was received from two residents requesting the tenants in a 15th floor unit stop smoking cigarettes and marijuana on their balcony, as the smoke is filtering into neighbouring units. A bylaw violation letter has been sent to the owners of the unit outlining the bylaw violation, Bylaw 3 – "Use of Property.

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*

- (c) *Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets, or another strata lot*
 - (d) *Is illegal*
 - (4) *Prohibitions*
 - (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*
- * Limited common property includes the balconies.

The owner has been advised to inform his tenant that second hand smoke can cause cancer pollutants to others and that smoking of marijuana is illegal. The owner has fourteen (14) days to respond if the particulars of the complaint are untrue or if they wish to present their position in person at a council meeting.

NEW BUSINESS

1. Annual Mandatory Emergency Generator Testing: Simson Maxwell will schedule the annual emergency generator testing in February.
2. Vault Maintenance: The City of Vancouver will turn off the main power to the entire building for Pro-Con Electric to perform the required electrical vault maintenance.

February 12th – 3:00 a.m. – 6:00 a.m.
March 10th – 1:00 a.m. – 6:00 a.m.

<p>There will be “NO POWER” in your suite during this time.</p>
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The emergency generator will only operate some common hallway lights, access system for doors, the garage gate and one elevator. Please ensure that the following has been checked prior to the power being turned off:

- Computers are shut down – ensure you have a backup system.
- Batteries in your security system are operational.
- Notify your security monitoring company on the event you do not have a backup battery system.

There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be held on Monday, March 14, 2011 at 7:00 p.m.



Bunny Porteous
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Telephone: 604-684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291
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BP/lc

24-Hour Emergency Services

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from VCS after hours.

Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that VCS can return your call promptly.

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, and neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter the garage..." Suspicious activity and loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.

The 24-hour answering service is not available for general inquiries concerning accounts, council policies and other matters which are regular administration items.