

# MINUTES OF COUNCIL MEETING

## STRATA PLAN LMS-4050

### THE 501

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**HELD** On Monday, August 8, 2011 at 7:00 p.m. in the Courtyard, 501 Pacific Street, Vancouver, B.C.

**PRESENT**

Brent Belsher	President
Brenda Lea Brown	Vice-President
George Afleck	Treasurer
Jenny Ashton	Secretary
Harvey Wolfson	
Rob McDowell	

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

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

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

- Harris Irrigation replaced a burst irrigation pipe.
- Mail room stairs re-sealed.
- Plumbing/air vent/AC maintenance completed.
- Major clean-up of the corridors/wall doors/light fixtures (in progress).

#### **STRATA CORPORATION BYLAW REMINDERS**

3(3) Pets

- (1) *The number of pets allowed to occupy any one suite is limited as follows:*
  - (a) *Two domestic mammals. For example: two dogs; two cats; one dog and one cat*
- (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.*
- (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.*
- (9) *The owner of the strata lot is responsible for ensuring his or her tenants, occupants, visitors, and/or agents comply with these pet bylaws.*
- (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.*

**There has been an increase in noise complaints. During the summer residents leave windows open, please be considerate of your neighbours.**

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

***Division 1 – Duties of Owners, Tenants, Occupants and Visitors***

**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*

***Division 4 – Enforcement of Bylaws and Rules***

***23. Maximum fine***

*The strata corporation may fine an owner or tenant a maximum of:*

- (a) *\$200 for each contravention of a bylaw*

## **MINUTES**

It was moved, seconded and carried to adopt the minutes of the June 6, 2011 council meeting, as circulated.

## **FINANCIAL REPORT**

1. Monthly Statements: Following review, council approved the June and July financial statements. 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 6<sup>th</sup> month as at July 31, 2011 in the appropriate funds are as follows:
  - Total Cash Balance       \$507,343.18       (including CRF Balance)
  - CRF Balance               \$298,262.88       (Contingency Reserve Fund)
3. Arrears: The agent advised council that liens will be filed against four units with significant outstanding balances on their accounts.

The strata corporation's legal counsel informed the agent that the strata corporation will receive the outstanding balance of \$11,193.78 from the strata lot in foreclosure, once the unit has been sold by the bank. Fines and interest will continue to be assessed to the account.

4. Audit Letter: Council reviewed the recommendations in the fiscal year-end audit letter from Reid Hurst Nagy auditors and agreed the strata corporation is in accordance with the *Strata Property Act*.

## **BUSINESS ARISING**

1. Building Maintenance/Reserve Study: No report available.
2. Common Property Storage Room: A legal opinion was obtained from the strata corporation's legal counsel Paul Mendes regarding the common property storage room. Following review, the agent was directed to submit further inquiries to Paul Mendes.
3. Fire Inspection:



# NOTICE TO RESIDENTS STRATA PLAN LMS-4050 THE 501

## SECOND VISIT ANNUAL FIRE EQUIPMENT TESTING Friday, August 26<sup>th</sup> and Saturday, August 27<sup>th</sup> INSUITES: Saturday, August 27<sup>th</sup> From 9:00 a.m. to 12:00 noon

**UNITS: 204, 206, 501, 607, 707, 906, 1005, 1106, 1408, 1607, 1904, 2006, 2110, 2710, 2807 and 2803**

Mircom will be on-site Saturday, August 27<sup>th</sup> to inspect and test the fire safety equipment in the units not accessed during the first visit on May 29<sup>th</sup> to June 1<sup>st</sup>. During the test, fire alarm bells may ring intermittently.

Technicians will start at the top floor and continue down floor by floor.

All in-suite fire safety devices must be tested in accordance with the local Fire Code. Please ensure that access to your suite is made available as per strata bylaw 7(1)(c):

**7. *Permit entry to strata lot***

- (1) *An owner, tenant, occupant, or visitor must allow a person authorized by the strata corporation to enter the strata lot under the following conditions:*
  - (c) *Without limiting the foregoing, 48 hours written notice will be given to enter a strata lot for the annual fire inspection service, dryer vent cleaning and/or replacement, sprinkler replacement, washing machine replacement and such other repair and maintenance required by the strata corporation under to the Act, these bylaws, or rules.*

If you are unable to be home, please leave a key with a neighbour or the building manager. Units not made available for testing will be charged for the cost of the locksmith to access the unit as per the strata corporation bylaw.

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5. Fitness Centre Upgrades: No report available.
6. AV Room Upgrades: Proposal to upgrade the AV room will be available for the next council meeting.
7. Exterior Maintenance Project Deficiencies: Prostar and Spratt Emanuel Engineering were on-site to review the discolouration and peeling paint in the waterfalls outside of the exterior lobby door. The manufacturer of the sealant has been contacted to review and

provide a product which will adhere to the concrete without causing the paint sealant to peel.

Prostar will schedule the work at no cost to the strata to re-finish the paint/sealant.

The agent was directed to contact Prostar to review the paint discolouration on the exterior townhouse walls and around the courtyard planters.

8. Earthquake Preparedness: No report available.
9. Window Washing/Building Cleaning: Allstar will be on-site starting Monday, August 15<sup>th</sup> to September 15<sup>th</sup> (weather permitting) to wash all exterior, inaccessible windows, Juliette balconies/"03" plus "08", exterior wall balcony railing glass and inaccessible townhouse windows. The contractors will also be hand-scrubbing all painted concrete surfaces to remove dust and run marks from the building.
10. Parkade Pressure Cleaning: Valley Power Sweep was on-site July 11<sup>th</sup> and 12<sup>th</sup> to power wash the underground parkade. It was noted that 32 cars were not removed during the parkade cleaning as per the strata corporation bylaw 3(5).

### **3. Use of Property**

- (5) *Parkade, vehicles must be removed from parking stalls during annual and semi-annual parking cleaning carried out by the strata corporation. Bylaw violation complaint letters will be submitted to the owners.*

Bylaw violation letters will be submitted to the owners.

11. Vault Maintenance: Excel Power will be on-site Tuesday, August 16<sup>th</sup> at 11:00 p.m. to prep for the power to be shut down, Wednesday, August 17<sup>th</sup> between 1:00 a.m. and 5:30 p.m. There will be no power in the units during this time.

The emergency generator will only operate some common hallway lights, access systems for doors, garage door and one elevator.

12. Flood Incident: On July 31<sup>st</sup> VCS was contacted regarding water leaking in several units, which were sourced to a washing machine overflow in unit #2105. Barclay Restoration was contacted to complete the emergency restoration. An insurance claim was filed with BFL Canada; estimated damages are \$24,890 of which \$15,000 water damage insurance deductible which will be charged to the owner of unit 2105. The owner in question has accepted responsibility of the strata corporation's \$15,000 water damage deductible.

## **IMPORTANT**

**The washing machines are the responsibility of the owner. Please ensure you complete regular maintenance on your machine and remain home when you are using your machine.**

## **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 letter received for bringing his bike through the lobby into the elevator.

**The strata corporation Rule #1 states “No bicycles may be brought into the building by way of the lobby. Bikes may only be brought into the building by way of the parkade level.”**

The owner has requested council’s approval to enter through the lobby as he has found it difficult to carry his bike through the parkade doors. The owner’s request was denied and the agent was directed to submit a letter to the owner requesting the bike be brought through the parkade to prevent costly damages to the lobby doors.

The council also reviewed the owner’s concerns regarding dog pee in the elevators and residents smoking around the front door.

The building manager has been requested to monitor the areas.

2. A third bylaw violation complaint letter was submitted to an owner on the 16<sup>th</sup> floor regarding excessive noise emanating from the unit creating a disturbance to other neighbouring units.
3. A letter of concern was received from an owner regarding pet urine and feces on P3 on a regular basis.

The agent was directed to obtain quotes on installing security cameras in the parkade to be presented at the Annual General Meeting.

## **NEW BUSINESS**

1. Pool Maintenance: Vancouver Coastal Health has implemented new regulations regarding the maintenance of swimming pools and spas. Water chemistry must be tested and recorded twice daily. The building manager has been advised of the updated regulations.
2. Change Rooms: The men’s and women’s change rooms will be painted in the fall when the costs are lower.
3. Notice Board/Lobby: Council approved the following new rule:

**Resident Signage: #57** All notices posted on the resident notice board in the building must be dated and removed after one month.

Residents and non-resident owners are encouraged to visit the 501's website "the501.net" to review the bylaws and rules and ensure their tenants are provided with copies of the bylaws and rules.

4. Residential Parking Storage: As part of Metro Vancouver's Regional Residential Parking Study, Metro Vancouver is requesting permission to access The 501 parkade on a week night in September and October to count the total number of utilized and vacant parking stalls. The purpose of the study is to collect information on residential parking demand and supply throughout the region so that Metro Vancouver can provide better guidance to municipalities and residential developers on the appropriate amount of parking when developing new residential projects. By getting a better match between parking demand and supply, there may be potential cost savings from unnecessary construction.

The council agreed to be included in the Residential Parking Study.

5. Commercial Signage: The council approved the vinyl letter signage for 1383 Richards Street, as long as it is aesthetically pleasing and uniform with the building.
6. Dryer Lint: There appears to be an increase in ceiling water damages from residents' dryer vents. The strata corporation schedules an annual dryer vent cleaning; however, residents are highly encouraged to clean their dryers (lint) on a regular basis to prevent blockages (hoses) and costly damages.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on Monday, September 12, 2011 at 7:00 p.m.

Bunny Porteous  
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BP/ys

### **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.