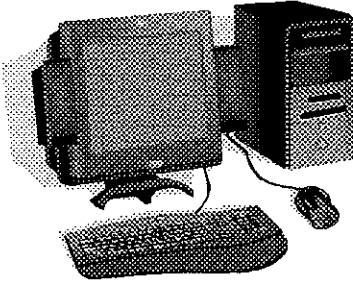


VANCOUVER CONDOMINIUM SERVICES LTD.

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



IMPORTANT

STRATA PLAN LMS-4050

The 501

VIEW YOUR MINUTES ONLINE!

Your minutes for June 6 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

MAIN TEL: (604) 684-6291
MAIN FAX: (604) 684-1539

ACCOUNTING TEL: (604) 684-5329
ACCOUNTING FAX: (604) 687-0537

TOLL FREE: 1-877-684-6291
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MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD

On Monday, June 6, 2011 at 4:30 p.m. in the Manager's Office,
501 Pacific Street, Vancouver, B.C.

PRESENT

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

STRATA AGENT Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 6:00 p.m.

RESIGNATION OF COUNCIL MEMBER

It is with regret the strata council acknowledges the resignation of council member Rodney Legrow (recently sold his unit). The council would like to thank Rodney for his years of valuable contribution to the strata council and wishes him the best in his future endeavours.

BUILDING MANAGER'S REPORT

- Mircom was on site to complete the annual fire equipment testing in all in-suite and common areas.
 - Michael A. Smith Duct Cleaning was on site to complete the annual dryer vent cleaning from the exterior and install dryer vent booster fans in nine units. Residents will be contacted to complete the drywall repairs from the water damage and installation of the booster fans.
 - Harris Irrigation completed the irrigation system start up and required repairs.
 - Commercial garbage bay pressure washed.
- (a) Pooling Water/North Stairwell: A water test was completed on the north stairwell and it was determined that water infiltrates underneath the threshold and pools in the stairwell. A quote is being obtained to complete drainage and concrete repairs.

- (b) The building manager is obtaining a quote to re-paint and re-seal the mailroom stairs.

MINUTES

It was moved, seconded and carried to adopt the minutes of the May 2, 2011 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** Council Treasurer reviewed the May financial statement. 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 4th month as at May 31, 2011 in the appropriate funds are as follows:
 - Total Cash Balance \$ 497,916.73 (including CRF Balance)
 - CRF Balance Residential \$ 283,703.83 (Contingency Reserve Fund)
3. **Arrears:** The agent advised council that demand letters requesting payment within 21 days have been submitted to nine owners with significant outstanding balances on their account. Liens will be filed on the strata lots in accordance with Section 112 of the *Strata Property Act* if payment is not received in 21 days. Fines and interest will be assessed monthly against the owner's account until payment is received.

The strata corporation's legal counsel informed the agent that the strata corporation will receive the outstanding balance of \$10,487.11 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:** The agent provided council with a copy of the fiscal year end audit letter from Reid Hurst Nagy. Council member Harvey Wolfson will review Reid Hurst Nagy's recommendations outlined in the letter and provide a summary at the next council meeting.
5. **Gas Contract:** The agent advised council that the Natural Gas contract with Direct Energy has terminated. Direct Energy has provided pricing for one year in the amount of \$4.95 to supply gas, which is lower than the current pricing of \$9.60 per GJ's. The council treasurer recommended the strata should proceed with a 3-year contract July 1, 2011 (\$4.95), July 1, 2012 and July 1, 2013 (\$5.30 Max).

BUSINESS ARISING

1. **Building Maintenance/Reserve Study:** Council member Rob McDowell reviewed provided an analysis for the CRF study and building maintenance plan proposals from RDH Building Engineering Ltd and Halsall Engineering. Following discussion, the council approved RDH Building Engineering Ltd to proceed with the CRF study and maintenance plans once the agent obtains the cost of the ongoing software and determines the elevator analysis is included in the cost of the CRF study for Rob's review.
2. **Common Property Storage Room:** The strata corporation's legal counsel Paul Mendes is continuing to review the strata corporation's documentation on the common property storage room and will provide an opinion to council within the next two weeks.
3. **Fire Inspection:** Mircom was on site between May 3rd and June 1st to complete the annual fire inspection of the common property and in-suite safety equipment. Mircom will provide a report with any deficiencies and units not available for testing. Owners' units not accessed will be charged for the cost of the second visit.
4. **Unit 206 Repairs:** Spratt Emanuel Engineering was contacted to review moisture ingress through the vents located in the inverted roof of townhouse 206. The engineers recommended the vent be sealed with a liquid applied membrane. Proactive Building Maintenance has been contacted to complete the repairs.
5. **Fitness Centre Upgrades:** No report available.
6. **AV Room Upgrades:** No report available.
7. **Maintenance Project Deficiencies:** Spratt Emanuel Engineering was contacted to review deficiency claims from the exterior maintenance projected completed in 2009/2010:
 - SEE met with Prostar Painting & Restoration who has followed up with the painting deficiencies.
 - SEE acknowledged the black marks at window sills and courtyards are due to build-up on the horizontal surfaces which run down the space of the wall during rain. This is not a warranty issue but rather a maintenance issue. SEE recommended routine cleaning take place whenever visible dirt is noticed to prevent building-up. The building is particularly susceptible to streaking due to the high amount of air borne dirt arising from neighbouring construction activities.

The agent will contact Allstar Windows to schedule a building wash-down and window washing in July.
8. **Earthquake Preparedness:** No report available.

9. Suggestion Box: Residents are recommended to submit concerns, inquiries and complaints in the building manager's door or email to manager@the501.net
10. Vault Maintenance:

**PHASE TWO
POWER OUTAGE DUE TO
ELECTRICAL VAULT MAINTENANCE
Wednesday, July 6th – 11:00 p.m. – 6:00 a.m.**

The City of Vancouver will turn off the main power to the entire building for Excel Power to perform the required electrical vault maintenance during the early morning of **Wednesday, July 6th** from 11:00 p.m. to 6:00 a.m.

There will be "NO POWER" in your suite during this time.

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 back-up system
- Batteries in your security system are operational
- Notify your security monitoring company in the event you do not have a back-up battery system

CORRESPONDENCE

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

1. Correspondence was received from an owner outlining excessive noise complaints. The agent submitted a bylaw violation complaint letter to the owner outlining the strata corporation noise bylaw.

NEW BUSINESS

1. Emergency Generator Test: Cummins was on site June 4th to complete the annual emergency generator test.

2. **Bike Storage:** It has been noted that some residents are bringing their bikes through the lobby and storing their bikes on the unit balcony which is a violation of the strata corporation rule 1 and bylaw (4) (n):

Rule 1: *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.*

(4) **Prohibitions**

- (n) *Store bicycles, packing boxes, freezers, compost boxes or other items on balconies or patios*

Residents noted in violation could be assessed a \$200 bylaw fine against their account.

3. **Parkade Cleaning:**

<p style="text-align: center;">PARKADE PRESSURE WASHING Monday, July 12th and Tuesday, July 13th 8:00 a.m. – 5:00 p.m.</p>

Please be advised that Valley Power Sweep will be onsite on July 11th and 12th to power wash the underground parkade.

Please ensure that all vehicles are removed from the underground parkade during this time.

Monday, July 11th - P1 and P2
Tuesday, July 12th - P3 and P4

Residents are advised that vehicles not removed on the specified date from the parking stall to be cleaned will be towed at the owner's cost as per strata corporation bylaw (5) Parking #5:

3. *Use of property*

(5) *Parkade*

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

4. Bike Storage:

BIKE STORAGE CLEAN-UP

There appears to be bikes in the bike storage areas which have been unused for a long period of time and the strata corporation is experiencing a shortage of bike storage.

All bikes will be tagged by the building manager. Residents are requested to remove the tag on their bike(s) by July 8, 2011.

ALL bikes with tags after July 8th will be considered unwanted or abandoned and will be removed and donated to charity.

Residents with unwanted bikes and wish to donate to charity should put a note in the box outside the building manager's door.

Thank you for your assistance to clean up the bike room.

If you have any questions, please contact the building manager at 604-684-1609.

5. Notice Board: Residents are required to date and sign their notices before posting on the mailroom bulletin board or they will be removed.

There being no further business, the meeting was adjourned at 5:30 p.m. The next meeting will be held on Monday, July 4, 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
Fax: 684-1539

BP/am

Is Your Address Changing?

CHANGE TO:

Strata Plan _____ Unit # _____

NEW ADDRESS: _____

NEW CITY/PROVINCE: _____

NEW POSTAL CODE _____

TELEPHONE #: HOME: (_____) WORK: (_____)