

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD On Thursday, October 20, 2011 at 7:00 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
Harvey Wolfson	
Rob McDowell	

REGRETS Jenny Ashton Secretary

GUESTS Rosemarie and Robert Sims 33RD Floor

STRATA AGENT Bunny Porteous, Vancouver Condominium Services Ltd.

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

GUEST BUSINESS

Rosemarie and Robert Sims attended the council meeting to discuss the water damages on their living room ceiling from the pin hole leak on the copper re-circulation pipe situated above their ceiling. The owners requested the council fund the cost of re-routing the pipes from above the owners ceiling. On a "Without Prejudice" basis and without accepting any liability for the leak or consequent damages, the council agreed to obtain an opinion regarding the possibility of relocating the pipes and the cost of doing so.

Following discussion, the council thanked the owners for attending.

MINUTES

It was moved, seconded and carried to adopt the minutes of the September 12, 2011 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** Following discussion, it was moved, seconded and carried to adopt the September 2011 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 as at September 30, 2011 in the appropriate funds are as follows:
 - Total Cash Balance \$ 519,691.58 (including CRF Balance)
 - CRF Balance \$ 298,042.44 (Contingency Reserve Fund)
3. **Arrears:** The strata's legal counsel informed the agent that the Bank of Nova Scotia has begun foreclosure proceedings on Unit #1005. Once the unit has been sold, the outstanding balance will be forwarded to the strata corporation.

Monthly strata fee late fines and interest will be assessed against the account on a monthly basis until the outstanding is received as per the strata's corporation bylaws.

BUSINESS ARISING

1. **Building Maintenance/Reserve Study:** A draft of the Reserve Study/Maintenance Plan should be available for December's council meeting.
2. **Common Property Storage Room:** The council reviewed a report from the strata corporation's legal counsel, Lesperance Mendes, and at this time have agreed not to pursue any further legal action. Council will present options at the Annual General Meeting in March on pursuing ownership of the storage room.
3. **Landscaping:** The landscaping committee met with Para Space Landscaping to review the landscaping and obtain recommendations for upgrades. Para Space will submit a proposal for council's review at the next meeting.
4. **Fitness Centre Upgrades:** The fitness centre committee provided council with several quotes and samples to supply and install rubber flooring in the exercise room area. Following discussion, the council approved a sport floor décor tile rubber flooring at a cost of \$9,200 plus HST (\$15,000 was approved at the April 11, 2011 AGM to refurbish the fitness centre).

A proposal was received from Fitness Town in the amount of \$29,589.28 to purchase new fitness equipment i.e. treadmill, suspension trainer, spin bike w/computer, fitness half cage, fitness functional trainer, multi press, fitness bench, vertical rack, dumbbells, Olympic bar, Olympic plates. The committee will review the fitness centre fund and rec centre operating budget to see if some of the recommended equipment may be purchased this year. A Proposal will be presented at the next AGM to purchase fitness equipment.

5. AV Room Upgrades: The AV committee presented the council with an outline to refurbish the AV room. Council agreed to the plan therefore quotes will be obtained for council's review at the next meeting.
6. Maintenance Project Deficiencies: A council member met with Prostar and Spratt Emanuel Engineering to review the outstanding deficiencies from the exterior maintenance project. The agent will follow up with Spratt Emanuel Engineering as to when the townhouse paint, pond, volleyball court and pool area flashing will be completed.
7. Signage: No report available.
8. Disclosure in the Event of Police Action: Council has created a policy of disclosure to maintain an environment of open transparent communication between employees, contractors, building manager, property agent and strata council in the event of any police action during which the police or other accredited emergency personnel instruct The 501 representative to withhold certain facts pertaining to activities at The 501.
9. Leak – 31st Floor: On August 19, 2011, Milani Plumbing was contacted to investigate a leak into unit #3008 and sourced the leak to the condensate drain line of the A/C unit in the unit above. Barclay Restoration was contacted to complete the emergency restoration. As the A/C unit was installed by the owners of the 31st floor and the damages in the amount of \$7,338.24 is below the strata's insurance deductible (\$15,000) the 31st floor owner was advised to contact their personal insurance to complete the repairs in unit #3008. As of October 14th, the damage repairs have been completed. The strata has approved Barclay Restoration to proceed with the repairs, and the invoice will be charged back to the owners of the 31st floor.

CORRESPONDENCE

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

1. Correspondence was received from an owner regarding the condition of the hot tub's water on the weekend. The building manager informed the council that due to heavy usage from Friday evening to Monday morning, the semi-automatic system injects chlorine only on a pre-set rate which is not adequate and has recommended an automatic chlorine/pH feeder be installed (approximately \$7,000 - \$8,000) which would automatically test the chlorine and pH level and inject the necessary amount of chemicals. The council will request approval to purchase the automatic system at the next AGM.
2. An owner has expressed concern with the ongoing barking from a dog on the 26th floor.

Pet Bylaw Reminders

3. (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.*

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*

NEW BUSINESS

1. MANAGING HUMIDITY IN YOUR SUITES

In the winter months, humidity problems can increase because it is colder outside, windows are closed more often and indoor air circulation and ventilation are reduced. During colder weather, the windows and exterior walls will be colder than normal and there may be condensation on these window and wall areas.

Moisture is continually being released inside your home – as much as 10-50 litres a day – through routine household activities such as cooking, showering, bathing, doing laundry and dishwashing. You, your pets, your indoor plants and aquariums also produce, or contribute to, humidity – moisture in the air.

What trouble signs to look for:

- Water pooling and/or staining at the sill of windows or sliding doors.
- Water streaming down window and door frames or glazing.
- Wet carpets at bottom of full height glass windows.
- Wetness on or staining on exterior wall surfaces, usually worse in closets or hidden exterior walls.

What to do:

- Bring down the humidity level in your suite to below 50%. Keep your humidistat set to 50% lower which will draw moist air out of your suite. There are additional measures to take in addition keeping the humidistat set lower and these are listed below.
 - Open the windows a small amount for several hours each day.
 - Leaving the bathroom fan on for several hours each day or whenever you are home.
 - Always use the kitchen fan when cooking and the bathroom fan when showering.

- If you have an aquarium, put a cover on it.
 - Reduce the number of potted plants in your suite
 - If you must hang laundry on a rack, hang it in a bathroom fan when showering.
 - Ensure that make-up air can flow into your suite from the corridor. There should be a small air gap below the entry door.
- Allow warm air to circulate in all areas by:
 - Opening drapes and blinds at least a few hours a day.
 - Ensure 1 inch gap at bottom of closets, doors; leave closet doors open.
 - Do not cover or place boxes against exterior walls or windows.
 - Provide heat to all exterior walls areas.
 - Ensure that furniture is not covering heaters.
 - Try to keep temperatures around 20 degrees C unless you are away for prolonged period of time during which lower temperature setting is acceptable.

By following the above steps, each of you will be able to manage the humidity in your suite and maintain a comfortable, healthy living environment.

There being no further business, the meeting was adjourned at 9:05 p.m. The next meeting will be held on Monday, November 14, 2011 at 7:00 p.m.

Bunny Porteous
 Vancouver Condominium Services Ltd.
 #400 – 1281 West Georgia Street
 Vancouver, B.C.
 V6E 3J7

Telephone: 604-684-6291 (24 Hour Emergency Services)
 Toll free: 1-877-684-6291
 Fax: 684-1539

BP/ys

A WORD OF APPRECIATION

Many thanks to all owners who provide their monthly strata fees promptly and without problems - either by PAC or post-dated cheques. Your co-operation is most appreciated. Please remember if you write cheques, to make them payable to your strata plan and to identify your suite number or strata lot. Payments are due on the first of each month.