

# MINUTES OF COUNCIL MEETING STRATA PLAN LMS-4050 THE 501

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## **HELD**

On Monday, July 16, 2012 at 6:00 p.m. in the Office on the 3<sup>rd</sup> Floor,  
501 Pacific Street, Vancouver, BC

## **PRESENT**

Brent Belsher	President
Robert McDowell	Vice-President
Jenny Ashton	Secretary ( <i>left at 6:15 p.m.</i> )
Harvey Wolfson	
Alice Hung	
Joe Shrestha	

## **REGRETS**

George Afleck	Treasurer
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## **STRATA AGENT**

Bunny Porteous, Vancouver Condominium Services Ltd.

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

## **MINUTES**

It was moved, seconded and carried to adopt the minutes of the June 4, 2012 council meeting, as circulated.

## **MANAGER'S REPORT**

- Michael A. Smith was on site to complete the interior dryer vent cleaning from the interior of the units
- Booster fans installed in six units, the ceiling repairs and painting to follow
- Lobby and games room, floor waxed and buffed
- Annual sump pump pit clean-up completed

## **FINANCIAL REPORT**

1. **Monthly Statement:** Following discussion, it was moved, seconded and carried to adopt the June 2012 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements may 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 5<sup>th</sup> month ending June 30, 2012 in the appropriate funds are as follows:
  - Total Cash Balance \$463,063.82 (including CRF Balance)
  - CRF Balance \$369,289.09 (Contingency Reserve Fund)
3. **Arrears:**
  - (a) The agent advised council there are still several owners who have yet to submit the catch-up fees for the strata fees retroactive to February 1, 2012.

### **STRATA FEES: There is an increase in strata fees retroactive to February 1, 2012.**

As the Annual General Meeting was held after the strata corporation's fiscal year-end, all owners are required to issue a "catch-up" cheque made payable to "Strata Plan LMS-4050" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on April 12, 2012. You can also make your catch-up payments through internet banking by visiting our website at [www.vancondo.com](http://www.vancondo.com) and following the directions under the "Online Banking" tab.

For those owners on pre-authorized chequing (PAC), **your strata fee payments were adjusted to the new rate May 1, 2012.** Therefore, you are required to issue a "catch-up" cheque for the months of February, March and April as the "catch-up" fee will not be withdrawn from your bank account. You can also make your catch-up payments through internet banking by visiting our website at [www.vancondo.com](http://www.vancondo.com) and following the directions under the "Online Banking" tab.

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan LMS-4050" at the new strata fee amount. You are also required to issue a "catch-up" cheque for the months of February, March and April. You can also make your payments through internet banking by visiting our website at [www.vancondo.com](http://www.vancondo.com) and following the directions under the "Online Banking" tab.

Catch-up Fee Schedule was attached to the AGM minutes, if you require further info please contact VCS at 604-684-5329.

The agent advised council that liens have been filed against two strata lots with significant outstanding balances on their accounts. If payment is not received within 60 days, the council will request legal counsel proceed with foreclosure proceedings.

## **BUSINESS ARISING**

1. Landscaping: No report for June.
2. Pond Deficiencies: The agent contacted Spratt Emanuel Engineering again to inquire on the timeframe to complete the repainting of the two entrance water feature walls and has yet to receive a response. ProStar is prepared to complete the repainting of the wall, but are awaiting instructions from Spratt Emanuel Engineering. If no response has been received by the end of July, the council will discuss obtaining a legal opinion to have the repairs completed this summer.
3. Signage: Council member, Rob McDowell, provided council with proposed changes to the font and colour of the signs around the building. Council will review the proposed changes and discuss further at the next council meeting.
4. Annual Fire Inspection: Vancouver Fire & Security was on site May 8<sup>th</sup> to May 17<sup>th</sup> to inspect and test the fire safety equipment in all in-suites and common areas. A report was received that the following units were not accessed to complete the repairs: Unit #3004, #3008, #2805, #2806, #2709, #2609, #2309, #2208, #1410, #1006. Letters will be submitted to the owners to advise they are required to contact Vancouver Fire & Security to schedule the testing of their fire safety equipment in their unit at the owner's cost. Owners will be advised that they could be held liable and negligent should a fire occur and it is determined that the fire originated in their unit that was not serviced as per the fire code regulations.
5. 3<sup>rd</sup> Floor Room Survey: To be discussed at the next council meeting.
6. Lobby Area Carpets: No report is available.
7. Security Camera System Upgrades Quotes: Council is continuing to obtain quotes to upgrade the security surveillance system. A proposal will be presented to the owners at the next AGM.
8. Parkade Violations:
  - (a) A walkabout was completed of the parkade and several parking stalls were noted with unauthorized items in their stalls. Letters have been sent to the owners to remove their items within 10 days or the items will be removed and the owners will be assessed a \$200 bylaw violation fine.

- (b) A letter was sent to the owner who installed a bike stand in the concrete slab of his parking stall to provide a copy of the council's approval. The council requested a letter be sent to the owner to inform them that the bike stand will be removed and the owner should install a bike rack in the wall, as per the strata corporation bylaws.

3 (5) *Parkade*

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

9. Parkade Cleaning: Valley Power Sweep was on site June 11<sup>th</sup> and 12<sup>th</sup> to complete the annual parkade power cleaning. Vehicles in parking stalls 137, 89, 90, 91, 191, 276 were not removed to complete the cleaning.

A bylaw violation letter will be sent to the owners outlining Bylaw 3.(5)(5).

3 (5) *Parkade*

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

## **CORRESPONDENCE**

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

None.

## **NEW BUSINESS**

1. Games Room Ventilation: The agent was directed to obtain a recommendation to increase the air circulation as the room is excessively hot during the summer months.
2. New labels have been received for the blue bins. Clean pizza boxes are now permitted to be tossed into the recycling bin.
3. The council requested the Building Manager follow up with the following exterior painting and maintenance repairs:
  - Wall at left entry to underground parking
  - Wall in lane by volleyball court patchy
  - Swimming pool wall
  - Garbage cans at entrances are rusty
  - Rusty hinges to north stairwell door at parkade driveway replaced

There being no further business, the meeting was adjourned at 7:00 p.m. The next council meeting will be held on Monday, September 10, 2012 at 7:00 p.m.

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### **STRATA PLAN NUMBER**

Please note your strata plan number on the front of these minutes. It is very helpful (especially in emergency situations) if you can provide your strata plan number when calling our office as it allows for quick access to your file.