

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-4050

THE 501

HELD On Monday, March 12, 2012 in the Office 501 Pacific Street
Vancouver, BC

PRESENT

Brenda Lea Brown	Vice-President
George Afleck	Treasurer
Jenny Ashton	Secretary
Harvey Wolfson	
Robert McDowell	

REGRETS Brent Belsher 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 January 9, 2012 council meeting, as circulated.

BUILDING MANAGER REPORT

- Games Room: Baseboards, doors and frames, heaters and window sills repaired and painted.
- Lobby & Mailroom: Baseboards, door frames and heaters repaired and painted.
- Sauna: Floors, walls, benches and door refinished.
- Pool Room/Mechanical Room: Repairs and flooring membrane repainted to prevent water infiltration into the newly finished AV Room.
- Pool & Change Rooms: Paint touch ups and repairs.
- Parkade Entrance: White walls painted.

FINANCIAL REPORT

1. Monthly Statement: It was moved, seconded and carried to adopt the January and February 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 1st month ending February 29, 2012 in the appropriate funds are as follows:
 - Total Cash Balance \$510,882.16 (including CRF Balance)
 - CRF Balance \$334,324.94 (Contingency Reserve Fund)
3. Arrears: The council would like to thank all owners for ensuring that their strata fees are submitted on time.
4. Fitness Centre/AV Room: The council approved the deficit for the fitness centre \$244.76 and AV Room refurbishment \$2,108.72 to be funded from the Contingency Reserve Fund and funds closed.
5. AGM:
 - Date: The Annual General Meeting is scheduled for Thursday, April 12, 2012 at 7:00 p.m. in the Games Room.
 - Budget: The agent distributed updated draft budgets with (two options) for council's review. Following discussion, the council approved the draft budgets to be presented at the AGM.
 - Agenda: The following $\frac{3}{4}$ vote resolutions will be presented to the owners for their consideration:
 - (a) Bylaw Amendment
 - Strata fee fines
 - 15 minute quorum bylaw (AGM/SGM)
 - (b) Dryer vent booster fans
6. Audit: The council reviewed and approved the draft audit prepared by RHN Auditors for the fiscal year ending January 31, 2012 to be finalized.

BUSINESS ARISING

1. Building Maintenance Plan/Reserve Study: Council member, Robert McDowell, reviewed the draft Reserve Study report prepared by RDH Engineering. Following discussion, the council agreed to finalize the draft report. Robert will provide a brief overview of the reserve study at the Annual General Meeting.

2. Landscaping Improvements: No report available.
3. Fitness Centre Upgrades: Fitness Town will be onsite Wednesday, March 14, 2012 to install the following new fitness equipment in the amount of \$3,625.44:
 - Squat rack
 - Fitness bench
 - Olympic plate tree
 - Rubber hex dumbbells
 - 7 foot Olympic bar
 - Olympic plates 2.5 pound to 45 pound
4. AV Room: Refurbishment of the AV Room has been completed and a new TV has been installed in the Games Room. The council would like to thank all owners for their patience during the refurbishment project.
5. Building Manger Office: The building managers' office has been relocated from the third floor to the entrance to the front lobby. The office hours are:
 - Monday, Tuesday and Friday 1:00 p.m. to 5:00 p.m.
 - Wednesday, Thursday 9:00 a.m. to 1:00 p.m.Emergencies (24 hours a day) should be directed to Vancouver Condominium Services at 604-684-6291.
6. Exterior Maintenance Project Deficiencies: Prostar Painting informed the agent that the pond/waterfall issue and the repainting of the courtyard walls and townhouses will be completed once the weather permits.
7. Security Surveillance System Upgrades: With the completion of the AV Room, Gym refurbishments projects and other maintenance repairs, the council will seek recommendations in the next fiscal year to upgrade the security surveillance system.
8. Parking Stall Bylaws: During a walkabout of the parkade, it was observed that some owners are using their parking stalls to store unauthorized items and several parking stalls have oil spills and grease stains.

Parking Stall Bylaws

(5) *Parkade*

- (1) *Motor vehicles must display current insurance or proof of storage insurance.*
- (2) *Parking stall use is restricted to a currently insured motor vehicle, motorcycle, trailer, or bicycles on wall racks.*
- (3) *Owners are responsible for keeping their parking stalls free of oil and grease. Oil spills and grease stains not cleaned within a reasonable time will be cleaned by the strata corporation at the owner's expense.*

- (4) *No vehicle work, including oil changes, mechanical adjustments, or vehicle repairs, may be performed in a parking stall or on common property, except in case of emergency.*
- (5) *Vehicles must be removed from parking stalls during annual or semi-annual parkade cleaning carried out by the strata corporation.*
- (6) *Vehicles parked in violation of any bylaws or rules will be towed at the vehicle-owner's expense.*
- (7) *Parking stalls may not be rented, leased, or sold to non-residents.*

The agent has submitted letters to residents in violation of the bylaws to rectify the violations within 14 days or bylaw fines will be assessed to their accounts.

9. Carpet/Lobby Area: Council vice president, Brenda Lea Brown, presented quotes and samples to the council for new carpeting to be installed in the lobby area. The cost for the carpeting has been included in the operating budget to be approved at the AGM.

CORRESPONDENCE

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

1. The owner of unit #1105 has been approved to install laminate flooring with the following conditions:
 - Maximum available soundproofing to be installed between the laminate and underlying structure. A copy of the manufacturer's details and a copy of the invoice for the underlay and flooring submitted to VCS.
 - Area rugs be laid in high traffic areas.
 - Shoes not to be worn inside the unit when walking on the laminate flooring surface.

NEW BUSINESS

1. Fire Inspection: The annual fire inspection will be scheduled during the month of May. Notices will be provided to all owners. As per the strata corporation bylaws and the City of Vancouver fire codes, access is required into all strata lots to test the fire safety systems.
2. Pro-Bel has scheduled the annual roof anchor inspection during the month of April.
3. Global Glass will be onsite to complete the annual testing of the parkade CO2 sensors during the month of April.
4. The semi-annual window building cleaning will be scheduled in April/May weather permitting.

There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting will be the Annual General Meeting held on April 12, 2012 at 7:00 p.m. in the Games Room.

Bunny Porteous
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BP/kh

Is Your Address Changing?

CHANGE TO: Strata Plan _____ Unit # _____

NEW ADDRESS: _____

NEW CITY/PROVINCE: _____

NEW POSTAL CODE _____

TELEPHONE #: HOME: () WORK: ()