

MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, June 15, 2010 at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.

Attendance: Sarah Moen Mark Iwanaka
David Waldref Kenn Coblin
Norm Gallinger

Silvia C. Hoogstins, Property Manager
Anca Ciobanu, Property Manager

Regrets: Olga Volkoff Cameron Lowry

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

AGENDA

A Motion was made to approve the Agenda as amended. Seconded. Carried

APPROVAL OF THE MINUTES

A Motion was made to approve the Minutes of the May 25, 2010 Strata as distributed. Seconded. Carried.

FINANCES

Budget

Provided for Strata Council's information was a copy of the final budget and budget notes to be presented at the Annual General Meeting. The Strata Council reviewed the Annual General Meeting package and requested some amendments prior to it being distributed to the owners.

Arrears

Provided for Strata Council's information was a copy of the arrears list for the operating account. All owners are reminded that their accounts must be up to date in order to vote at the Annual General Meeting.

The Treasurer advised that he had not yet received the financial statements for April. Gateway will investigate.

BUSINESS ARISING FROM THE MINUTES

Fire Inspection

Mircom has advised that the fire panel will be replaced during the week of July 5 and the verification testing will occur during the week of July 12-16. They have advised that there will be approximately \$1500.00-\$2000.00 needed for drywall and painting after the system is installed.

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Elevator Lobbies

Just George Cleaning will be cleaning the elevator and parking level lobby tiles. The tiles will be monitored to determine if quarterly cleaning is sufficient or whether it needs to be done more often.

CORRESPONDENCE

Provided for Strata Council's information was a copy of a letter received from the residents of a suite in response to the letter they received regarding noise coming from their suite on May 15th.

Provided for Strata Council's information was a copy of a letter received from the resident of a suite in response to the letter sent to him regarding tailgating another vehicle while entering the underground parking area.

A letter was sent to a suite as complaints were received regarding a noisy party on June 6, 2010.

A letter was sent to a suite as a complaint was received regarding cigarette butts and ashes being thrown off the balcony.

A letter was sent to a suite as the resident of the suite has been using the gym to train clients.

NEW BUSINESS

Renovations

The owners of a townhouse advised that the dryer duct for their suite has been blocked since the construction of the building. They requested permission to run a new dryer duct vent to the outside of the building. The Strata Council reviewed the information provided and agreed to the request on the condition that an Indemnity Agreement is signed by the owner.

The residents of a suite have submitted a copy of their Indemnity Agreement for the work that they did in their suite without the prior written approval from the Strata Council. The Strata Council discussed the matter and agreed that a fine is to be levied against the suite for failing to follow the bylaws regarding suite renovations.

The residents of a suite have submitted an Indemnity Agreement to install hardwood flooring and 6 mil cork underlay in their living room, dining room and study. The request was approved by the Strata Council.

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The owners of a suite have submitted an Indemnity Agreement to renovate their suite. The request was approved by the Strata Council.

Corner Guards

A suggestion was made that corner guards be installed around the elevators on each floor to reduce the amount of damage that occurs to the corner of the walls. The Strata Council requested a copy of the quote previously provided for corner guards.

Schedule Next Meeting

The next Strata Council meeting is scheduled for July 20, 2010 at 7:00 p.m. There being no further business, the meeting was terminated at 8:10 p.m.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or remortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management company has copies of the minutes however there would be a charge for obtaining a copy of the minutes.

Gateway Property Management Corporation
400-11950-80th Avenue
Delta, B.C.
V4C 1Y2

Main Switchboard	(604) 635-5000
Fax	(604) 635-5001
Property Manager	(604) 635-5022
Administrative Assistant	(604) 635-5037

**TO ALL OWNERS OF
CITYGATE 1 LMS195**

RE: TOILET SEALS

PLEASE BE ADVISED THAT IF YOU HAVE NEVER REPLACED THE WAX SEAL THAT SEALS THE TOILET TO THE PIPE, YOU SHOULD CONSIDER REPLACING THE SEAL IN THE VERY NEAR FUTURE.

THE WAX SEALS WILL DRY OUT AND ALLOW WATER TO LEAK INTO THE SUITE BELOW. DAMAGE CAUSED TO ANOTHER SUITE DUE TO THE FAILURE OF THE WAX SEAL WILL BE THE RESPONSIBILITY OF THE OWNER OF THE SUITE THAT HAS THE FAILED WAX SEAL.

YOUR ATTENTION TO THIS MATTER IS GREATLY APPRECIATED.

Gateway Property Management Corporation
on behalf of the Strata Council for
Strata Corporation LMS195 Citygate 1.