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**Re-Piping Project**

The Re-piping committee held a meeting with two engineering firms to review the scoop of the work involved in the engineering reporting. The Council and the Committee will hold a meeting within the next week to determine which engineering firm would be awarded the job. The Committee will advise management.

**Garden report**

The Council approved Ted McGarth's report for July-Sept 04. M/S/C

**Tulip trees**

Further to the last council meeting minutes in reference to the Council providing an opportunity for the residents to forward any feedbacks or objections of the tulip tree replacement, there were no feedbacks received. Davey Tree Experts recommended to the Council that the replacement of two tulip trees per year would be a gradual process to eliminate the potential risk of the roots damaging the membrane of the underground parking garage. The Council approved the work to start this year. M/S/C

Davey Tree Experts trimmed the rhodos quite short to rejuvenate the rhodos, therefore by next spring the rhodos will grow back in a more manageable size.

The ladybugs were applied to treat the aphid problem, however, the heavy rainfall came in the day after the applications, and a majority of the ladybugs were washed away. With the fall season now, this matter should be reviewed again next spring.

**Maintenance**

The Council approved the following maintenance items.

- Parkade elevator lobbies- power wash and sealing the tile floors
- Parkade elevator lobbies- painting entry doors and frames
- Minor brick crack repairs
- Upgrade the parking gate camera to color and high resolution camera
- Refinish/reseal the mail room and lobby tiles
- Repaint the loading zone
- Front and north gate paint touch up
- Pressure wash and seal all common area pavers and all townhouse patios in courtyard side
- Graffiti removal on courtyard gazebo concrete walls
- Staining all exterior benches and gazebo table
- Townhouse lobby stairs to be pressure and acid washed
- Townhouse entrance walls to be pressure washed

**Assistance Dog**

One strata lot is selling their unit to a potential buyer who has a disability that requires the need of an assistance dog. The Council requested the buyer to provide information to support the necessary requirement.

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**Window cleaning**

The recent window cleaning was completed. The alternative method of window washing was used to prevent the glass breaking. At the AGM, the owners requested council review having the strata clean the glass panels on the balconies. One accident occurred when an owner was cleaning the glass and dropped it to the suite below. Fortunately, there were no injuries, but glass shattered to the suite below. The cost to complete the balcony glass will require approximately \$6400 which is worth two weeks of work with two workers. Each glass is required to be taken out in order to properly clean the glass which takes a lot of work and is not easy with no direct access but through anchor of the roof. The regular window cleaning cost is estimated at \$4400. The Council suggested arranging with the contractor to allow the residents to arrange their glass cleaning with the contractor to complete the units at the same time to get a bulk pricing. Notices will be posted for the next window cleaning which should be around March 2005.

**Dryer vent cleaning**

The Council will be arranging with the contractor to obtain bulk pricing to offer the residents who are interested in doing their dryer vent cleaning. There will be notices and a sign up sheet shortly. The Council encourages all residents to participate in this cleaning.

**Electric Vault**

The electrical vault is due for maintenance to be completed by February 2005. A Quotation will be provided to the Council for their approval and review at the next meeting.

**Arbitration**

The Owner of the strata lot with roller shades installed on their balcony has been removed. The Council will continue to work with the lawyer to close this file.

**Correspondence**

One strata lot was seeking permission to relocate their fireplace. The Council has approved the request as the work involved will not have any impact on the building structure. M/S/C

One of the townhouses was experiencing some problems with soap suds being backed up in the toilet. Latham's will review this problem on their next visit to the building.

One of the tenants forwarded a complaint letter about the parking violation incidents that has occurred several occasions. The Council would formally address this matter with the owner.

**Next meeting**

December 8, 2004

**Adjournment**

There being no further business, the meeting was adjourned at 9:58 p.m.