

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, August 15, 2006 at 7:00 p.m. in the Meeting Room 1188 Quebec Street,
Vancouver, B.C.**

Attendance: Harley Phillips Cameron Lowry
Wayne Worden Bill Stone
Sarah Moen

Silvia C. Hoogstins, Property Manager

Regrets: Mauro Clinaz Mike Bell

The meeting was called to order at 7:10 p.m. by Cam Lowry

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 July 18, 2006 Strata Council meeting as distributed. Seconded. Carried.

FINANCES

Provided for Strata Council's information was a copy of the arrears list for the special assessment account. Owners are being notified on a monthly basis regarding the arrears.

Harley Phillips reviewed the financial statements. Otis Elevator has not submitted their recent monthly invoices for the maintenance of the elevator. Gateway will contact them regarding this issue.

The Strata Council requested that Gateway forward a copy of the repiping expense schedule provided by Gary Meeds.

A Motion was made to approve the financial statements as presented. Seconded. Carried.

BUSINESS ARISING FROM THE MINUTES

Correspondence

Provided for Strata Council's information was a copy of a letter received from suite 2701.

As approved by the Strata Council, Gateway has submitted the request and payment to the BC Safety Authority for information regarding whether a permit was pulled to move the gas fireplace in suite 2701. Information has not yet been received.

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Correspondence cont.

Gateway was advised that there was a potential purchaser for suite 2701. The mortgage holder has indicated that he wishes to exercise his right of first refusal and purchase the suite himself. He requested permission from the Strata Council to rent the suite rather than leaving it empty. Provided for Strata Council's information was a copy of a letter sent to Anthony Berushi indicating the conditions that must be met in order to rent out the suite.

The Strata Council discussed the issue of the flooring in suite 2701 and advised that the matter has to be resolved prior to a new tenant moving into the suite. A Form K must be signed by the prospective tenant and the owner must deliver the Form K and introduce the prospective tenant to the 27th floor Strata Council representative. A letter will be sent to Mr. Berushi regarding these issues.

Repiping

On Tuesday, August 1st, one of the booster pumps sprung a leak. Latham's removed the pump and found that the shut off valves would not stop the flow of water when the pump is removed, the pump impellor was worn and the housing pitted. A suggestion was made to change the booster pump package during the repiping project. Latham's and Brighter Mechanical will also be asked to provide a quote. The matter will be reviewed once both quotes are received.

On July 31, 2005 a pipe break in the laundry room of suite 1504 resulted in water damage in suite 1504, 1503, and 1404. Brighter Mechanical was still on site at the time and assisted in shutting off the water. Phoenix Restoration was called and an insurance claim was started.

The repiping work continues will only a few minor unforeseen problems occurring during the course of the work.

Resident Manager's Suite

As approved by the Strata Council, a new dishwasher and washer/dryer unit has been ordered for the Resident Manager's suite.

Generator

The service technician from Simpower advised that instead of replacing the leaking oil cooler cover on the generator, the coolant will be changed from red to green coolant and the leak will be monitored. The revised estimate was changed to \$1,096.84.

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Townhouse Washing and Painting

Provided for Strata Council's information was a quote from ProStar Painting for power washing the courtyard side wall of the townhouses and painting the steel canopy frame, 4th level flashing, and stairwell canopy frames. The total cost for the work is \$6,700.00. A Motion was made to approve the quote but to exclude the stairwell canopy frames. Seconded. Carried.

Light Fixtures

As requested by the Strata Council, three replacement light fixtures were purchased for the common area. The Strata Council requested another four fixtures be purchased.

Provided for Strata Council's information was a quote from Precision Electric for replacement lights for the Quebec Street side of the townhouses. The new fixtures would cost \$130.00 each and \$15.00 for spare lenses. A suggestion was made to remove the light fixtures and install a tile motif in the space.

The Strata Council discussed the issue of the light fixtures and Sarah Moen volunteered to obtain information regarding other possible fixtures to replace the current fixtures.

NEW BUSINESS

Correspondence

A letter was sent to a 26th floor suite requesting the removal of items stored in their parking stalls.

Letters were sent to 5 suites for failing to have insurance on their vehicles.

A letter and fine were sent to a 26th floor suite for failing to clean the fluids from their parking stall by the due date.

Letters and fines were sent to 3 suites for failing to provide a copy of their vehicle insurance by the provided deadline.

A letter and fine were sent to 4th floor suite for parking their vehicle in the visitor's parking area.

The owner of a 12th floor suite provided a copy of an email sent to their tenant regarding smoking marijuana in their suite.

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Correspondence cont.

A letter was received from an owner advising that they would be deducting the cost of the damage caused to their personal possessions when the water line to the bathtub broke. The Strata Council requested a letter be sent to the owner advising that the deduction cannot be made from the special assessment amount. The owner should contact their personal insurance company regarding the costs associated with their personal property.

The owner of a suite requested that their suite ceiling be painted due to the repiping work. The owner felt that an extraordinary amount of the ceiling had been cut open and thus the entire ceiling should be painted. Two Strata Council members volunteered to view the suite and report back to the Strata Council.

Renovations

The owner of suite 802 has provided a signed Indemnity Agreement in order to renovate the main bathroom in their suite. The Strata Council approved the request.

The owners of suites 1005, 906 and 307 have also requested permission to install hardwood flooring in their suite using 6mm cork. Indemnity Agreements will be sent to all owners.

Courtyard

Davey Tree Service has completed the spraying of the courtyard trees for aphids.

A complaint was received regarding the significant amount of bird droppings on the benches in the courtyard.

Roof Anchors

Atlas Anchors has advised that Citygate is due for its annual roof anchor test. The cost to inspect and test the roof anchors is \$750.00 and the five year testing of the adhesive anchors is \$1,100.00. A Motion was made to approve the quote as presented. Seconded. Carried.

Work Report

Attached for Strata Council's information is a copy of the July work report from Ted McGrath.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for August 15, 2006 at 7:00 p.m.
There being no further business, the meeting was terminated at 8:30 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.

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