

MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, September 19, 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 7:00 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 August 15, 2006 Strata Council meeting as distributed. Seconded. Carried.

FINANCES

Provided for Strata Council's information was a copy of the financial statements for the operating and project accounts.

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

BUSINESS ARISING FROM THE MINUTES

Correspondence

The sale of suite 2701 has completed. The amount of \$17,588.68 was received from the purchaser's lawyer and a request was made to hold the money in trust at Gateway. The money has been placed in a separate short term investment certificate until the previous owner obtains legal advice regarding the fines and legal fees assessed against his strata lot. A copy of a letter from the sellers Notary Public was provided for Strata Council's information.

Also provided for Strata Council's information was a copy of a letter from the previous owner and a copy of the repair invoice from Totem Appliance regarding the fridge leak that damaged the hardwood flooring in the suite. The owner has advised that On Side Restorations did not have to remove the kitchen tiles as previously thought and that his insurance company would be replacing the hardwood floor using the appropriate 6 mil cork sound proofing.

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Repiping

Gary Meeds has advised that during the repiping process in two suites, there were water leaks that affected the flooring and walls. There was water damage to the tile in one suite and to the laminate flooring in the second suite. Brighter is taking responsibility for the repair of the broken pipes, dealing with the emergency flood and repairing the wall area that was cut open during the drying process. They are accepting partial responsibility for the damaged flooring and the owners of the suite have been advised to contact their insurance provider.

There was also a pipe leak that caused damage to the flooring in a twentieth floor suite.

Provided for Strata Council's information was a copy of a letter from the owner of a suite to Brighter Mechanical regarding the amount of dust that has been created in the suite.

Latham's is currently preparing a quote for the replacement of the booster pump system. Information will be provided to the Strata Council as soon as it is received.

The Strata Council discussed the repiping project and the amount of extra work that has occurred due to the unforeseen issues that have arisen. Due to the increased volume of work that has accompanied the position of Project Manager for the repiping project, the Strata Council voted to refund the special assessment amount paid by Ted McGrath in its entirety.

605 Enclosure

Gateway has spoken to Rick MacDonald Contracting regarding the status of the deck enclosure for suite 605. Rick has advised that the frame is currently being powder coated and should be ready next week. He will provide the owner with ample opportunity to clean out her deck area prior to the work commencing. This information has been communicated to the resident in suite 605.

Townhouse Washing and Painting

ProStar Painting have completed power washing the courtyard side wall of the townhouses and painting the steel canopy frame, 4th level flashing, and stairwell canopy frames. Cam Lowry had requested that extra effort be made with respect to the rust removal prior to the painting. The Strata Council approved the work that has been completed and approved payment of the invoice.

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Light Fixtures

As requested by the Strata Council, four more replacement light fixtures were purchased for the common area.

Window Washing

The windows were washed on during the week of August 28, 2006 to September 8, 2006.

Roof Anchors

The roof anchors are scheduled to be tested during the week of September 11-15, 2006 weather permitting.

Roof

A letter was received from the owner of the top floor suite regarding bubbles in his ceiling. Gateway has sent a copy of the Interprovincial Inspectors report to Harvard Roofing to obtain a quote to repair the roof based on the problems found in the report.

NEW BUSINESS

Correspondence

The owner of a suite requested permission to park a visitor's vehicle in the visitor's parking area from September 23 to the 30th. A copy of their requisition was sent to the on site staff.

Two letters were received from a suite regarding noise coming from a lower floor suite. Letters and fines were sent to the owner of the suite. Gateway had explained to the owner that the noise being heard was the bass from the stereo system. The owner agreed to ask the tenants to turn the bass and move the speakers away from the walls but does not feel that all the noise issues are from this suite. The Strata Council suggested that if another incident of noise occurs, that a Strata Council member be contacted to hear the noise.

A letter was received from the owner of a suite regarding the dog that has been seen in another suite.. The on site staff has spoken to the resident in the suite regarding the dog that has been visiting the suite and reminded them of the bylaws for Citygate.

A letter was sent to a suite regarding a vehicle parking in the visitors parking area.

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Correspondence cont.

A letter and fine were sent to a suite for failing to provide proof of insurance for their vehicle.

A letter was sent to a suite regarding a vehicle parking in the visitors parking area over the maximum allowable time.

The owner of a suite requested permission to replace their original fireplace. The Strata Council approved the replacement of their fireplace.

Security

On September 5th, 2006 it was reported that the door of a seventh floor suite was kicked in and a number of items, including a safe, were stolen from the suite. There is nothing suspicious on the security system. The Police were called and have fingerprinted the suite. The resident of a neighbouring suite reported hearing banging noises between 4:30 and 5:30 p.m.

Maintenance

The owner of a suite has reported that some of their windows do not close properly. Action Glass will be contacted regarding this problem.

Ted McGrath has reported that the number 7 heat exchanger has sprung a leak and will need to be replaced. Latham's will provide a quote for this work.

Schedule Next Meeting

The next Strata Council meeting is scheduled for October 17, 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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