

**ALL RESIDENTS ARE ADVISED THAT THE CHRISTMAS PARTY
WILL BE HELD ON WEDNESDAY, DECEMBER 6, 2006.**

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, October 17, 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

 Silvia C. Hoogstins, Property Manager

Regrets: Mauro Clinaz Mike Bell
 Sarah Moen

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 September 19, 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 \$10,000.00 deductible was paid for the insurance claim that resulted when a pipe break occurred prior to the repiping. Six suites were affected when the pipe in the wall of a laundry room broke causing water damage in six suites. Harley requested that the expense be moved to the plumbing repair and maintenance general ledger account instead of the insurance account. A Motion was made to approve the financial statements as presented. Seconded. Carried.

Provided for Strata Council's information was a copy of the arrears list for the special assessment account. Gateway has contacted the owners and given deadlines to pay the arrears with a threat of liens being placed if the funds are not received. The Strata Council also has the option of levying 10% interest on the arrears owed.

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FINANCES cont.

The Strata Council requested that the list of owners who still owe special assessment amounts be listed in the minutes and to begin charging interest and fines for failing to pay the assessment money owed.

165	13,288.30
170	1,782.15
171	1,826.50
173	1,766.38
4	1,438.14
18	9,162.16
28	1,277.47
40	607.00
69	1,302.84
78	1,312.95
82	985.70
86	1,182.84
102	1,190.73
105	1,292.25
131	1,287.77
151	1,945.77
Total	<u>\$41,048.02</u>

BUSINESS ARISING FROM THE MINUTES

Correspondence

Provided for Strata Council's information was a copy of a letter received from the previous owner of suite 2701 in which the owner provides a proposal for the settlement of the money held in trust. The owner has proposed a 50/50 split to settle the matter of the legal fees and fines owed by his suite.

The Strata Council requested a breakdown of the legal fees and various fines that were assessed against the suite prior to making any decision regarding a settlement of funds.

Repiping

Provided for Strata Council's information was a quote from Latham's for the replacement of the booster pump system. Unfortunately the proposal does not accurately address the information requested from Latham's by the repiping project manager.

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Repiping cont.

Brighter has advised that they will not be quoting on the replacement of the single lead pump set but have been instructed to replace the four ball valves in the existing booster pump set at a cost of \$1,300.00.

The repairs to the 24th floor suite as the result of the water leak are substantially complete. The materials for the 20th floor suite repair have been delivered and were installed on October 10th.

There are currently 6 suites left to repipe, 12 suites to inspect, 24 suites to board, 36 suites to tape and fill and 42 suites to sand and prime. Ted McGrath has confirmed that the repiping work is scheduled to be completed by the end of November.

Provided for Strata Council's information was a copy of an email from a 17th floor suite regarding the washing machine hose that was not properly attached by Brighter Mechanical when they finished the repiping work in the suite. They also unplugged the refrigerator, which result in a loss of food. Their email was forwarded to Ted McGrath and he has advised that Brighter Mechanical is currently repairing the resulting damage. An 18th floor suite also sustained damage due to in improperly installed washing machine hose.

The Strata Council requested that all needed manuals, as built drawings and any correspondence be obtained from Brighter Mechanical prior to the final payment being made for the project.

The Strata Council also requested that a cost review be obtained from Gary Meeds and that there should be no more invoices regarding engineering.

605 Enclosure

As approved by the Strata Council, a letter of response was sent to the legal representative for the owner of a 7th floor suite that has recently indicated concerns with respect to the repair of a 6th floor sunroom enclosure. The representative was advised that the repair of the enclosure has been approved by the owners as the current enclosure leaks. The current enclosure does not have any slope which is not allowed as per the building code. The repair of the enclosure will include the least amount of slope as is allowable. A flat roof would be allowed if the roofing material was a built up membrane. The City of Vancouver would consider a built up membrane as a permanent structure and thus the square footage of the suite would change which in turn would require changes to the strata plan that was originally filed by the developer.

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605 Enclosure cont.

A change to the strata plan is very expensive and requires 100% approval from the owners of Citygate. Copies of the letters were provided for Strata Council's information.

Roof

The Interprovincial Roof Inspectors report was sent to Harvard Roofing for review and to provide a price to fix the various areas of the roof. Harvard has advised that they are not able to fix liquid membrane roof systems. Gateway sent the report to Transwest Roofing and Flynn Canada and they have reviewed the report. They advised that making repairs to the existing roof is not advisable as the repairs may not work. The roof was improperly installed and any repair made may not necessarily solve the problem. They will provide quotes to replace the roof membrane. The Strata Council requested that specifications be obtained to replace the roof and quotes also be obtained based on the specifications.

Security

Gateway has requested a quote from Action Lock and Security for a fob reader in the middle of the driveway and an enterphone system to allow visitors to be buzzed into the underground visitors parking area. Action Lock will provide a quote shortly for this system.

Ted McGrath advised that an island in the middle of the driveway may not be possible as there needs to be adequate room for the removal of the compactor from the underground parking. The Strata Council discussed the possibility of increasing the width of the driveway by removing the planter that is between the walkway and the driveway. Further investigation regarding this issue will be required.

Suite Renovations

The owner of a townhouse suite has provided the building permit number that was issued for the bathroom work that is being done in their suite. Work began on October 9, 2006.

NEW BUSINESS

Correspondence

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

A letter was sent to the owner of a suite asking that they remove the newspapers from the floor of their parking stall.

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Correspondence cont.

A letter was sent to the owner of a suite asking that they remove the cardboard from their parking stall.

A letter was sent to the owner of a suite asking that they remove the various items that are being stored in their parking stalls.

A letter was received from the owner of a suite regarding an on going leak in their bedroom and the repairs required as the result of the repiping. Gateway has contacted Rick MacDonald Contracting regarding the leak repair. A copy of the letter is provided for Strata Council's information.

Neighbouring Building

An email was received advising that the management of the Citygate social housing buildings has been transferred from LTD Homes Society to Affordable Housing Society. The Executive Director had previously been contacted regarding the lack of light bulbs in the light fixtures and the accumulation of junk around their property.

Maintenance

Ted McGrath reported that there was a large hole in the games room. Dean's Painting will be contacted to repair the hole and complete old leak repairs in two suites.

There are lights at the side of the building that need to be replaced. It was anticipated that some of the light fixtures from in front of the townhouses would be used to replace the broken ones at the side of the building however since the replacement of the Quebec Street lights has been delayed, Precision Electric will provide two light fixtures to replace the broken fixtures. Parts from the broken fixtures will be kept as spares for the other fixtures.

Action Lock was contacted to fix the latch, hinges and magnetic lock on the Quebec Street access door.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for November 21, 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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