

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, November 21, 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

Guest: Olga Volkoff

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 October 17, 2006 Strata Council meeting as distributed. Seconded. Carried.

STRATA COUNCIL MEMBERS

The Strata Council accepted resignations from Mike Bell and Wayne Worden. The Strata Council welcomed Olga Volkoff as a Strata Council member.

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 and the arrears still owed by owners for the repiping special assessment. The Strata Council advised that the names of the owners still in arrears should be printed in the next set of Minutes. The Strata Council also requested liens be placed against the strata lots still in arrears.

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FINANCES cont.

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
82	985.70
86	1,182.84
105	1,292.25
131	1,187.77
151	<u>1,945.77</u>
Total	<u>\$23,974.82</u>

As requested by the Treasurer, the legal fees associated with suite 2701 have been reversed and reapplied against the suite. Once a settlement is reached regarding the funds, the credits will be placed against the suite to clear the charges.

BUSINESS ARISING FROM THE MINUTES

Correspondence

The previous owner of suite 2701 recently submitted a letter indicating that he wished to settle the funds that are being held in trust with an 80/20 split in his favour. The Strata Council requested a letter be sent to the owner indicating that they would not agree to a settlement and that since the previous owner had not commenced legal action, then the funds would be retained to cover the expenses incurred as the result of his tenant.

A letter was sent to an 11th floor suite for the approval of the renovations previously presented to the Strata Council.

Repiping

Provided for Strata Council's information was a financial statement from Gary Meeds regarding the repiping project.

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Repiping cont.

An email was received regarding an outstanding invoice payable to Levelton Engineering. The invoice from June 2006 was received at Gateway during the week of November 6-10, 2006 and has been sent for payment.

Provided for Strata Council's information was a copy of an email from a 5th floor owner regarding their concerns with Brighter Mechanical.

Provided for Strata Council's information was a copy of an email from the owner of a townhouse suite regarding a number of problems in his suite associated with the repiping.

Gateway advised that a prospective owner required a copy of the certificate of completion for the repiping project in order to satisfy his mortgage requirements. The Strata Council advised that they were not ready yet to ask for the certificate of completion as the date of the certificate puts the warranty and holdback payment date in process. A letter will be requested from Gary Meeds indicating the work that has been done to the piping in the building.

605 Enclosure

Work has begun on the roof of the enclosure at suite 605. Unfortunately the work was delayed due to the weather. Most of the work has been completed with only a few items to complete.

Roof

Provided for Strata Council's was information regarding the roof. The Strata Council agreed that nothing can be done until there is better weather. This item was tabled to a future meeting.

Security

Provided for Strata Council's information was a copy of the original quote from Action Lock and Security for new fobs and fob readers. Also provided was a quote for the card reader at the entrance to the underground parking and an enterphone. The card reader and enterphone would have to be located on the left wall of the driveway as there is not enough room to have an island in the middle of the driveway due to the size of the compactor that needs to be brought up the ramp for disposal. The Strata Council agreed to table this item for future consideration.

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NEW BUSINESS

Correspondence

A letter of response was sent to a suite who had disputed the fact that a vehicle belonging to a visitor to their suite had parked in the visitors parking area beyond the three day time limit. The owner was provided with a copy of the visitor parking stall report for their suite which indicates that the vehicle was in violation of the three day time limit.

Letters and fines were sent to two suites for parking vehicles in the visitors parking area for extended periods of time.

A letter was sent to a suite for parking a vehicle in the visitors parking area for extended periods of time.

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

Letters and fines were sent to five suites for failing to have insurance on their vehicles.

Letters were sent to three suites for items stored in their parking stalls.

Provided for Strata Council's information was a copy of a letter from the son of a townhouse owner regarding an incident that occurred on October 8, 2006. It appears that an intruder attempted a home invasion but the resident was able to keep them out of the suite. The son is concerned as there is a lack of lighting and signage at the front of the building for emergency response personnel. The Strata Council requested that Gateway locate lit address signs to be placed near the doors to the five townhouse units that have front doors on Quebec Street.

Maintenance

An email was received from the owner of a suite regarding a leak into their master bedroom. Rick MacDonald Contracting was on site to inspect a number of suites regarding water problems. Rick has advised that the majority of the leaks appear to be coming from the windows. The windows in these suites will need to be pulled in order to correct the detail problem.

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Maintenance cont.

A letter was received from the owner of a suite regarding a water leak into their livingroom. Rick MacDonald Contracting was to look at this suite during the leak inspection.

A City inspector found a small gas leak on the gas line for the stove in the kitchen of a townhouse. KC Plumbing was called to repair the problem.

An email was received from the owner of a suite regarding a pool of water near their parking stall 305. The email has been forwarded to the on site staff.

Work Report

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

Common Area Renovation

Sarah Moen presented a review of the proposed common area renovation. A designer will put together information that will be presented to the owners shortly at an information meeting.

Schedule Next Meeting

The next Strata Council meeting is scheduled for December 19, 2006 at 7:00 p.m. There being no further business, the meeting was terminated at 9:00 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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