

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, December 19, 2006 at 7:00 p.m. in the Meeting Room 1188 Quebec
Street, Vancouver, B.C.**

Attendance: Cameron Lowry Olga Volkoff
 Sarah Moen Bill Stone

 Silvia C. Hoogstins, Property Manager

Regrets: Mauro Clinaz Harley Phillips

Guest: Robert Cushing

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 November 21, 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 who have not paid their special assessment have been sent lien threat letters and liens will be placed by December 15, 2006.

As requested by the Treasurer, the \$10,000.00 deductible paid, as the result of a pipe break that occurred prior to the repiping, has been moved from insurance to the plumbing general ledger account.

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FINANCES cont.

Manour Alblanhsain	1,826.50
Wai Wong	1,766.38
Charles Abadi	1,438.14
Michael Lam	9,162.16
Tai Cheung	1,277.47
David Crouch	608.00
Andrew Klotz	1,302.11
Herwig Haas	985.70
Raef Grohne	1,292.25
Frank Kelly	<u>1,187.77</u>
Total	<u>\$21,036.83</u>

BUSINESS ARISING FROM THE MINUTES

Correspondence

As requested by the Strata Council, a letter was sent to the former owner of suite 2701 advising that the funds currently in trust would be retained by the Strata Corporation to cover the costs associated with the former tenants of the suite. The owner has advised that he has received the letter and will be pursuing the matter in court.

Repiping

Gary Meeds has advised that 112 of the 173 suites have signed off on the repairs made in their suites. Many of the in suite deficiencies have been addressed. Site demobilization is scheduled for December 15, 2006.

The Strata Council requested a list of outstanding deficiencies including a dollar figure for the deficiencies. \$20,000.00 will be held back from the last invoice until all deficiencies are completed and paper work is delivered to Strata Corporation. Gary Meeds will also be asked to review the final accounting of the expenses.

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Repiping cont.

Gary Meeds provided a letter regarding the repiping of Citygate in order to satisfy the mortgage provider for a new purchaser. The letter was sent to the purchaser's real estate agent.

Provided for Strata Council's information were copies of letters sent to two suites from Brighter Mechanical regarding the owners concerns with respect to the repiping.

605 Enclosure

Work on the replacement of the enclosure at suite 605 is almost complete. Some painting remains to be finished.

NEW BUSINESS

Correspondence

Letters were sent to two suites for parking vehicles in the visitors parking area over the maximum allowable time.

A letter and fine were sent to a suite for parking a vehicle in the visitors parking area without a parking pass and over the maximum allowable time.

Letters were sent to two suites requesting the removal of items stored in the parking stalls.

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

A letter and fine were sent to a suite as a letter of complaint was received regarding yelling and screaming coming from the suite.

Pest Control

City Pest Control has advised that they have increased their contract price to \$89.78 from \$82.00. They have not increased their price in 2.5 years.

2010 Olympics

Cliff Chin of Tunnel Vision Transit Advertising has contacted the Strata Council regarding the potential Olympic banner for Citygate.

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2010 Olympics cont.

Citygate has been short listed as one of the potential buildings on which an Olympic banner can be hung. They feel that the roof anchors would adequately hold the banner. Cliff Chin would like the opportunity to give a short video presentation depicting how the banner would look on the building and provide a sample of the banner material. The Strata Council had suggested that they make their presentation at the January Strata Council meeting. Once more information is received it will be presented to the owners for a decision as to whether a banner will be placed on the building during the Olympics.

Power Outage

On December 3, 2006, Citygate suffered an unscheduled, 3 hour power outage. Ted McGrath has advised that improvements made as the result of the previous power outages resulted in less inconveniences to the residents and building. Provided for Strata Council's information was a copy of an email and detailed report of the upgrades made to the building in the past.

Storage Lockers

A quote from Dobra was provided in the amount of \$6,050.00 to build storage lockers in the area previously used by Brighter Mechanical as their on site office. The Strata Council agreed to approve the quote and requested that the work be started as soon as possible.

Maintenance

The owner of a 10th floor suite reported a leak coming through their south facing bedroom window. The message was sent to the on site staff.

The owner of a 13th floor suite has requested written confirmation that the leak in their suite has been repaired. Rick MacDonald Contracting has investigated the leak and Gateway will obtain further information from them regarding the leak.

The owner of a 14th floor suite had reported a leak into their suite. They advised that the bedroom carpets have stains that will not come out. A temporary repair has been made on the outside deck which was the source of the leak but a permanent repair has to be made once the weather is better.

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Maintenance cont.

Gateway contacted Edenvale Restoration regarding the work that was still not completed in a 15th floor suite. Gateway has advised Edenvale that their lack of attention to the repairs required was not acceptable. Edenvale was chosen by the insurance adjuster who was assigned to the water damage claim.

Notices were delivered to the building regarding the winterization of outside taps holiday procedures and rules.

Work Report

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

Common Area Restoration

Robert Cushing was at the meeting to present the proposed design for the restoration of the common area hallways and lobbies. An information meeting will be set to present the proposed design to the owners and discuss the availability of funds to pay for the restoration project. A Special General Meeting will also be scheduled to present $\frac{3}{4}$ vote resolutions to approve the restoration project and the use of funds to pay for the restoration. An information package will be distributed to the owners shortly.

Schedule Next Meeting

The next Strata Council meeting is scheduled for January 3, 2007 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.

**Gateway Property Management Corporation
400-11950-80th Avenue
Delta, B.C.
V4C 1Y2**

**Main Switchboard
Fax
Property Manager
Administrative Assistant**

**(604) 635-5000
(604) 635-5001
(604) 635-5022
(604) 635-5037**