

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195  
held, January 16, 2007 at 7:00 p.m. in the Meeting Room 1188 Quebec  
Street, Vancouver, B.C.**

Attendance:           Cameron Lowry       Olga Volkoff  
                          Sarah Moen           Bill Stone  
                          Harley Phillips      Mauro Clinaz

Silvia C. Hoogstins, Property Manager

Guest:                Cliff Chin, Tunnel Vision Transit Advertising

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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 December 19, 2006 Strata Council meeting as distributed. Seconded. Carried.

**GUEST**

Cliff Chin of Tunnel Vision Transit Advertising presented information regarding the 2010 Olympics and the potential banners that can be placed on the building to generate revenue. The banners would be installed for at least a three month period prior to the start of the Olympics. The banners would be installed using the roof anchors and tie downs on the West side of the building. The buildings along Quebec Street are being contacted as a group to display the banners.

Discussion ensued regarding the potential revenue to be earned as the result of having a banner on the building. The Strata Council also discussed the potential inconvenience that it may cause to the residents living on the West side of the building as the banner would cover the complete side of the building. The Strata Council agreed that this issue will have to be discussed and voted on at the Annual General Meeting.

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**FINANCES**

Provided for Strata Council's information was a copy of the arrears list for the special assessment account.

Harley Phillips reviewed the financial statements and advised that the operating account is in good standing. A Motion was made to accept the financial statements as presented. Seconded. Carried.

**BUSINESS ARISING FROM THE MINUTES**

Repiping

Gary Meeds has advised that the repiping drawings and manuals should be delivered to the Strata Corporation in January. Gary has confirmed the final account figures and will advise when the holdback payment is to be made.

Storage Lockers

Dobra Designs has been advised that their quote to build additional lockers was approved by the Strata Council. There are approximately 6 residents on the waiting list for the new lockers.

Common Area Restoration

The Special General Meeting package regarding the common area restoration was distributed to all owners. Reminder notices will be posted regarding the meetings.

**NEW BUSINESS**

Correspondence

A letter was sent to a 14<sup>th</sup> floor suite for parking a vehicle in the visitors parking area without a parking pass.

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

Letters were sent to five suites for storing items in their parking stalls.

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Correspondence cont.

A letter and fine were sent to a 25<sup>th</sup> floor suite as a vehicle belonging to the suite was parking in the visitors parking area over the maximum allowable time. The owner provided the Strata Council with details regarding the issue and requested that the fine be reversed. The Strata Council reviewed the details and the parking log and agreed that the fine would not be reversed. A letter will be sent to the owner regarding this matter.

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

Rental

The owner of a 3<sup>rd</sup> floor suite advised that they wish to purchase one of the townhouses. The owner requested permission to rent the townhouse until they are ready to move into the townhouse. The Strata Council agreed to allow the owner to transfer the ability to rent his current suite to the townhouse as the suite is grandfathered by the rental bylaw. The 3<sup>rd</sup> floor suite however can not be rented until the number of rentals falls below the maximum that is allowed to be rented. The owner also has to remain a resident in the building.

Maintenance

An email was received from a 3<sup>rd</sup> floor suite regarding a leak coming through their ensuite bathroom ceiling. Gateway spoke to the on site staff and they advised that the hallway wall will be cut open to determine if the problem is associated with the repiping work or something else.

The owner of a 25<sup>th</sup> floor suite reported damage to their bedroom ceiling from a water leak. The owner of a 10<sup>th</sup> floor suite reported a water leak in their master bedroom. They have also reported a foul smell coming from sink in the ensuite bathroom. All leaks have been reported to the on site staff and Rick MacDonald Contracting has a list of leaks to repair however all repairs are dependant on the weather.

Ted McGrath reported that the make up air unit coil is leaking again. He has contacted Latham's to repair the problem.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for February 20, 2007 at 7:00 p.m.  
There being no further business, the meeting was terminated at 8:41 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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