

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, February 20, 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

 Silvia C. Hoogstins, Property Manager

Regrets: Mauro Clinaz

The meeting was called to order at 7:30 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 January 16, 2007 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. The Strata Council requested a report on the any arrears owed in the regular operating account.

The Strata Corporation is currently under budget. Gateway will provide an estimate budget for the end of the year for the Strata Council to review.

A Motion was made to accept the financial statements as presented. Seconded. Carried.

**STRATA COUNCIL MEETING MINUTES
CITYGATE 1 LMS195
FEBRUARY 20, 2007
PAGE 2.**

BUSINESS ARISING FROM THE MINUTES

Repiping

As instructed by Gary Meeds \$10,000.00 was paid to Brighter Mechanical from the extra \$20,000.00 holdback. \$10,000.00 still has to be paid to Brighter Mechanical once the deficiencies and final transfer of documents has been completed. The Strata Council requested that Ted McGrath review the drawings prior to the final holdback being paid to Brighter Mechanical. Gateway will contact Gary Meeds regarding this request.

2010 Olympics

Provided for Strata Council's information was further information from Cliff Chin of Tunnel Vision Transit Advertising regarding the proposed banner for the 2010 Olympics. Discussion ensued regarding the potential revenue that can be generated from having a banner on the building during the Olympics. This issue needs to be presented to the owners at the next Annual General Meeting. The Strata Council also wants to confer with the other Strata Corporations along Quebec Street to determine what they are going to do regarding this issue.

Storage Lockers

Provided for Strata Council's information were proposed rules and rental agreement for the new lockers. Also provided was a copy of an email regarding proposed pricing for the lockers. The Strata Council agreed to the suggested fees of \$40.00 and \$60.00 per month of the new lockers depending on size. The Strata Council also agreed to the suggestions made with respect to the rules for the new lockers.

Common Area Restoration

Provided for Strata Council's information was a copy of the legal opinion from Adrienne Murray with respect to the common area restoration. A suggestion was made after the Special General Meeting that the $\frac{3}{4}$ vote resolution may not necessarily have provided the owners adequate information with respect to the final look of the common areas after the restoration work. The opinion confirms that the owners were provided adequate information with respect to the work that was to be done and the materials and colours that were to be used.

**STRATA COUNCIL MEETING MINUTES
CITYGATE 1 LMS195
FEBRUARY 20, 2007
PAGE 3.**

Common Area Restoration cont.

As requested by the Strata Council, a copy of the project information was sent to Gary Meeds to establish a scope of work, contract, scheduling and assembly of firm quotes.

Roofing

Gateway has contacted Interprovincial Roof Inspectors and requested that they begin developing the specifications and obtaining quotes to replace the roof. As soon as information is received, it will be forwarded to the Strata Council.

NEW BUSINESS

Correspondence

Letters were sent to four suites for parking vehicles in the visitors parking area without parking passes.

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

A letter was sent to a suite as their vehicle did not have current insurance.

A letter and fine were sent to a suite for failing to have insurance on their vehicle.

Provided for Strata Council's information was a copy of another letter from the owner of a suite as the owner feels that an error was made with respect to the fine that was assessed against their suite for parking in the visitors parking area. A letter was previously sent to the owner advising that the fine would not be reversed. The owner was also asked to advise in writing when a contractor could be called to repair the hardwood floor. The Strata Council again agreed that the fine for parking in the visitors parking area would not be reversed.

Renovations

Letters were sent to a suite on the twentieth floor and the twenty-seventh floor advising that their renovations were approved.

**STRATA COUNCIL MEETING MINUTES
CITYGATE 1 LMS195
FEBRUARY 20, 2007
PAGE 4.**

Renovations cont.

A letter and Indemnity Agreement were sent to the new owner of a sixth floor suite regarding their request to install hardwood flooring in the suite. The Indemnity Agreement has not yet been received.

A letter and signed Indemnity Agreement were received from the owner of a fifteenth floor suite. The Strata Council reviewed the request and approved the renovations with the exception of the proposed drapes. The Strata Council agreed that drapes can be hung on the inside of the blinds but the blinds must be the only visible window covering that can be seen from the outside of the building.

Maintenance

The resident of a second floor suite advised that there may water damage in their suite from a previous leak. Rick MacDonald Contracting will be asked to inspect the problem.

The owner of a townhouse advised that there is a leak coming from the sliding glass door to their bedroom. Rick MacDonald Contracting has been asked to inspect the problem.

YWCA Daycare

Ted McGrath provided the annual meter reading for the daycare. Based on the information provided and the amount of money paid by the daycare, they will receive a credit of \$111.96 as they over paid their hydro contribution.

Hydro Vault

BC Hydro has advising that Citygate is due for the maintenance for the electrical vault. A copy of their letter was provided for Strata Council's information. Quotes will be obtained for this work which is scheduled for the next fiscal year.

Annual Fire Equipment Testing

The annual fire equipment testing will be conducted during the week of February 19 to 23, 2007. Notices were distributed to all residents.

**STRATA COUNCIL MEETING MINUTES
CITYGATE 1 LMS195
FEBRUARY 20, 2007
PAGE 5.**

Parking Stalls

The owner of two suites advised that they would be selling one suite and wished to transfer the parking stalls and lockers from their current suite to the new suite. According to the strata plan that is registered at the Land Titles office, the parking stalls are common property and are assigned to the suite but not registered to the suite. To transfer a parking stall from one suite to another requires the completion of a re-assignment form that is kept on file for the suites involved in the transfer. The Strata Council requested that future transfer of parking stalls be sent to the Strata Council in advance of the re-assignment.

Aphid Treatment

A quote in the amount of \$1,240.20 has been received from Davey Tree Service to treat the tulip trees for aphids. The Strata Council approved the quote and requested that the work be done as soon as weather permits.

Schedule Next Meeting

The next Strata Council meeting is scheduled for March 20, 2007 at 8:10 p.m. There being no further business, the meeting was terminated at 8:10 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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