

**MINUTES OF THE STRATA COUNCIL MEETING
CITYGATE 1 LMS 195
APRIL 17, 2007**

Held at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.

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

 Silvia C. Hoogstins, Property Manager

Regrets: 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 March 20, 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 and operating account. The Strata Council requested that \$10,000.00 in professional fees be moved from the operating budget to the special assessment budget as this amounts pertains to the renovation of the common areas.

As requested by Harley Phillips, the transfer of funds to the Special Assessment account has been completed. Discussion ensued regarding whether the Strata Corporation should self manage the Contingency Reserve account. A Motion was made to explore the option of self investing the Contingency Reserve Fund. Seconded. Carried.

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

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BUSINESS ARISING FROM THE MINUTES

Repiping

As approved by Gary Meeds and as per the instruction of the Strata Council, the final holdback amount of \$10,000.00 has been paid to Brighter Mechanical.

Common Area Restoration

As approved by the Strata Council, a contract form was signed for the painting and flooring. Provided for Strata Council's information was a copy of an email from Ted McGrath regarding the progress of work in the common areas.

The new light fixtures have been installed on the 27th floor as a sample floor. A suggestion was made to obtain a quote to refurbish the elevators including any mechanical equipment that needs to be upgraded.

A quote for the furniture has been received. A contract form will be established for signing to send to Heritage Furniture.

Maintenance

Cam Lowry reviewed the quotes provided by Latham's for work required to the mechanical systems. The Strata Council approved the quote of \$595.00 to supply and install a repair kit on the mixing valve for the hot water from the 26th to the 30th floors. The other two items are not required at this time.

Painting

A quote in the amount of \$1000.00 was presented at the last meeting to paint the green metal around the entrance to 1188 Quebec Street. A Motion was made to approve the quote and request that the green metal at the entrance to 1182 also be painted. Seconded. Carried.

Window Washing

Sea to Sky Window Cleaning will be reinstalling the rubber seals around the windows as they are cleaning the windows. A request was made to ensure that the awning at the back of the townhouses be cleaned as it has been missed in the past.

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NEW BUSINESS

Correspondence

Letters were sent to two suites as vehicles from their suites were parked in the visitors parking area over the maximum allowable time.

A letter and fine were sent to a 6th floor suite as there are items still stored in the parking stall.

A letter was sent to a 23rd floor suite for failing to have insurance on their motorcycle. The owner has since provided a copy of their insurance.

A letter and fine were sent to a 3rd floor suite for failing to have insurance on their vehicle. A letter was also sent to the suite advising that their vehicle would be towed by April 6, 2007 if they did not obtain insurance for their vehicle.

A letter was received from the owner of a suite requesting permission to hold yoga classes in the lobby of the 1182 Quebec Street and in the courtyard during good weather. The owner was advised that they can use an area in the gym for the class. The owner has since agreed that they will use the West end of the gym for their class however they have asked that two small pieces of equipment be moved to allow for space for the class.

Provided for Strata Council's information was a copy of an email from the owner of a suite regarding the visitors parking area and how the rolling period is calculated. Suggestions were presented regarding possible changes to the manner in which the use of the visitors parking area is calculated.

Renovations

As approved by the Strata Council, a letter was sent to the purchaser of 2nd floor suite regarding their request to modify their suite. The purchaser was also provided with an Indemnity Agreement for signing and the bylaws pertaining to parking.

A letter was sent to a 6th floor suite advising the new owner that the Strata Council has indicated that 6 mil cork must be used as a soundproofing material under the hardwood floor.

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Renovations cont.

Provided for Strata Council's information was a copy of an email from the new owner of a 14th floor suite regarding the request made by the Strata Council to install drapes on the inside of the blinds. The Strata Council agreed to place the issue of window coverings on the agenda for the Annual General Meeting so that the matter can be discussed.

Provided for Strata Council's information was a copy of an email from the new owner of a townhouse regarding the renovations that they wish to complete in the suite. An Indemnity Agreement has been sent to the owner to complete and return to Gateway. The Strata Council approved the renovations in principal as the Indemnity Agreement needs to be signed and returned to Gateway. The Strata Council advised that the owner must use care as some of the work will affect the concrete slab and sprinkler system.

The owner of a 24th floor suite requested permission to install hardwood floor in their suite. The Strata Council approved the request.

Maintenance

Ted McGrath has confirmed that the townhouse address numbers have been applied to the exterior light fixtures.

All 12 of the new storage lockers have been rented. 11 at \$40.00 and 1 at \$60.00.

A leak was discovered in a 26th floor suite. Rick MacDonald Contracting was able to determine that some of the original leaking was found to be coming from the deck which has had decking installed on top of the original deck floor. The new decking has negative slope and allows water to pool around the sliding glass door. During the investigation by Rick MacDonald Contracting, it was discovered that the balcony hose bib pipe was split and was leaking water into the suite. KC Plumbing has been contacted to repair the hose bib and determine why the hose bib failed.

A 2nd floor suite reported that their bath tub was again backing up. Latham's has been called to inspect the line with their camera to determine where the problem is located.

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

Townhouses

The third floor patios need to be power washed.

Painting

A request was made for a quote to paint the visitors parking area and the parking level lobbies to the townhouses and tower.

Schedule Next Meeting

The next Strata Council meeting is scheduled for May 15, 2007 at 6:00 p.m. There being no further business, the meeting was terminated at 8:25 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
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Delta, B.C.
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Main Switchboard
Fax
Property Manager
Administrative Assistant

(604) 635-5000
(604) 635-5001
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**TO ALL OWNERS OF
CITYGATE 1 LMS 195**

RE: TOILET SEALS

RECENTLY A NUMBER OF TOILET SEALS HAVE FAILED RESULTING IN DAMAGE TO THE SUITE BELOW. ALL OWNERS ARE RESPONSIBLE FOR THE REPLACEMENT OF THE TOILET SEALS IN THEIR SUITE.

PLEASE BE ADVISED THAT KC PLUMBING HAS BEEN SCHEDULED TO REPLACE TOILET SEALS ON

THURSDAY, MAY 24, 2007.

AT A COST OF \$85.00 PER TOILET.

IF YOU WISH TO HAVE YOUR TOILET SEAL REPLACED, PLEASE CALL KC PLUMBING DIRECTLY **(604) 873-3753** AND MAKE ARRANGEMENTS DIRECTLY WITH KC PLUMBING TO HAVE YOUR TOILET SEALS REPLACED.

PLEASE ENSURE THAT YOU ADVISE THE RECEPTIONIST THAT YOU ARE TAKING PART IN THE ONE DAY SPECIAL FOR CITYGATE 1.

PLEASE DO NOT CALL GATEWAY TO MAKE THESE ARRANGEMENTS. IF YOU HAVE PREVIOUSLY LEFT YOUR NAME AND SUITE NUMBER WITH GATEWAY REGARDING THE TOILET SEALS, YOU WILL STILL NEED TO CALL KC PLUMBING IN ORDER TO SET A TIME FOR THE WORK TO BE DONE IN YOUR SUITE.

THANK YOU FOR YOUR ATTENTION TO THIS MATTER.

Gateway Property Management Corporation
on behalf of the Strata Council for
Strata Corporation LMS195 Citygate 1.