

**MINUTES OF THE STRATA COUNCIL MEETING
CITYGATE 1 LMS 195
MAY 15, 2007**

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

Attendance:	Harley Phillips	Olga Volkoff
	Bill Stone	Cameron Lowry
	Silvia C. Hoogstins, Property Manager	
Regrets:	Sarah Moen	Mauro Clinaz

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 April 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 will request permission from the owners at the Annual General Meeting to begin legal action against the strata lot owners that have not paid their arrears, and in particular, the three strata lots that still owe their special assessment amounts. Gateway will contact Adrienne Murray to provide the $\frac{3}{4}$ vote resolution required to be presented at the Annual General Meeting.

The Strata Council discussed the issue of self managing the Contingency Reserve Fund. The Strata Council inquired whether permission from the owners was required to transfer the reserve to a self managed account. Gateway will research this issue.

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

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Annual General Meeting

Provided for Strata Council's information was a copy of the proposed budget for the 2007-2008 fiscal year along with final year end figures. A copy of the Annual General Meeting package was also provided for review.

The Strata Council reviewed the budget and the Annual General Meeting package and provided the changes required to the budget. The Annual General Meeting date was sent for June 26, 2007.

The owners of the upper level townhouses will put together a request to change the brick balcony walls at the front of the building to a glass railing. This request will be presented to the owners at the Annual General Meeting and any costs associated with the change would be the responsibility of the owners whose balconies would be involved.

Provided for Strata Council's information was a suggested list of maintenance items for consideration. The Strata Council requested that updated quotes be obtained to paint the visitors parking area, the four elevator vestibules, the hallway to the daycare and a quote to paint the pool and pool room. The Strata Council will consider upgrades to the changing rooms and gym in the future.

BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

Provided for Strata Council's information was a financial review of the expenses incurred to date for the common area restoration and the amounts that still need to be spent.

The 30th floor has been painted. The carpet will not be installed until after the roof has been replaced.

Provided for Strata Council's information is a copy of the quote for the lobby mirrors. One price was for regular mirrors and one was for beveled edge mirrors. A Motion was made to accept the quote for the beveled edge mirrors. Seconded. Carried. The Strata Council will review the width of the mirrors to determine whether the size is adequate for the amount of space in the townhouse lobby.

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Common Area Restoration cont.

Fujitec Elevators has advised that a full modernization of the elevator cabs would cost approximately \$160,000.00 each. To redecorate the elevator cabs including the removal of the brass elevator door skins would be approximately \$30,000.00 each. The Strata Council requested that Robert Cushing provide a design for the elevators so that firm pricing can be obtained to restore the elevators in the future.

Roof

Interprovincial Roofing Inspectors have advised that the specifications will be ready for tender during the week of May 14-18, 2007. Once the tenders are received, they will be presented to the Strata Council for a decision regarding which roofing company will do the work.

2010 Olympics

Provided for Strata Council's information was a copy of an email from Tunnel Vision Transit regarding whether the Strata Corporation has any interest in having banners placed on the building during the Olympics. The Strata Council agreed to contact Tunnel Vision Transit and advise them that Citygate 1 is not interested in having banners installed on the building during the Olympics.

Water Leak

Provided for Strata Council's information were copies of emails regarding the water damage in a 26th floor suite. The insurance provider for the Strata Corporation was contacted regarding this issue and adjuster was assigned to the file. The adjuster has advised that the owner needs to contact their insurance provider as the flooring is an upgrade to the suite and is the owner's responsibility.

NEW BUSINESS

Correspondence

Letters were sent to two suites regarding a failure to have insurance on their vehicles.

A copy of proof of insurance was provided by the owner of one suite.

A letter was sent to one suite regarding oil leaking onto the parking stall.

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Correspondence cont.

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

A letter was sent to one suite regarding a vehicle parked in the visitors parking area for a prolonged period of time.

A letter was sent to the new owner advising that their renovations had been approved. They have been advised that they must use cork as soundproofing material.

Parking Bylaws

Provided for Strata Council's information was an email regarding the suggested amendments to the parking bylaws. Any changes to the bylaws will need to be made in order to be sent to the owners with Annual General Meeting package for approval. The Strata Council agreed to leave the parking bylaws as they are.

Spa Filter Replacement

Ted McGrath advised that problems were occurring with the spa filter. Approximately one quart of sand was found at the bottom of the spa with small amounts of sand having been found regularly in the spa. A new filter system was ordered at a cost of \$935.00.

Maintenance

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

On April 23, 2007 the owner of an 8th floor suite reported that their toilet had backed up and overflowed. Phoenix Restoration was called to dry the suite. On May 5 suites on the 7th through to the 11th floor reported soapy water backing up in their toilets. Latham's has put a camera into the sewer line but did not find any reason for the back up of water.

A leak under townhouse continues to be a problem. The leak is dripping in the parking area and KC Plumbing is currently trying to determine the source of the water as they have ruled out a number of possible options.

The townhouse elevator access has been repaired by Action Lock and Security.

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Maintenance cont.

The hot water temperature was adjusted from 60 to 57 degrees Celsius on the lower floors and from 68 to 64 degrees Celsius on the upper floors. Having received no complaints, the hot water was further adjusted from 57 to 51 and 64 to 61. The new system is much more efficient and the reduced temperatures will help the Strata Corporation save money. The townhouses are not automated and the manual temperature setting has been changed from 140 to 135. The Strata Council discussed the matter and agreed that the hot water temperature needed to be adjusted slightly higher as some concerns were expressed regarding the temperature of the hot water.

Brighter Mechanical have repaired recirculation pump #2 as the bearings failed. This work was done under warranty.

Ted McGrath has reset the pavers on the walk adjacent to the driveway.

Visitors Bicycles

The Strata Council discussed the issue of the bicycles currently stored in the visitors parking area. It is thought that some of these bikes may be abandoned as they have been there for some time. Gateway will post a notice regarding the bikes with a deadline to remove the bikes otherwise they will be removed and disposed of. A Motion was made to have the visitors bicycle area patrolled along with the visitors parking area. Seconded. Carried.

Schedule Next Meeting

The next Strata Council meeting is scheduled for June 19, 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.

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