

**MINUTES OF THE STRATA COUNCIL MEETING
CITYGATE 1 LMS 195
OCTOBER 16, 2007**

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

Attendance: Harley Phillips David Waldref
 Bill Stone Cameron Lowry
 Jim Cool

Silvia C. Hoogstins, Property Manager

Regrets: Olga Volkoff Sarah Moen

The meeting was called to order at 7:00 p.m.

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 October 16, 2007 Strata Council meeting as distributed. Seconded. Carried.

FINANCES

Harley Phillips reviewed the financial statements.

Provided for Strata Council's information was a copy of the arrears list for the operating account and special assessment account. The three owners who still owe their special assessment amounts have been charged interest and the lien fees against their accounts. The Strata Council discussed the arrears and requested that counsel be employed to begin legal proceedings against the three owners.

Provided for Strata Council's information was a review of the Special Assessment account.

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

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BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

As requested by Strata Council, the payment request from Ploutos has not been released. Ploutos has returned to begin work on the baseboards. Provided for Strata Council's information was a copy of an email from Sarah Moen regarding the issue of the baseboards.

The Strata Council discussed the issue of the baseboards and other outstanding restoration items and agreed to inspect each floor and photograph each deficiency. Jim Cool agreed to photograph the deficiencies which will then be presented to Ploutos along with a time limit for repair.

Provided for Strata Council's information was a copy of a letter sent to the owner of a 6th floor suite regarding the theft of the mirror from the lobby. A copy of their response and subsequent follow up letter was also provided for Strata Council's information.

Roof

Broadway Roofing has advised that they will start work on the roof in approximately two to three weeks. They will begin preliminary work on the site in order to prepare for the actual roof replacement. Their schedule has been delayed by the weather.

Gardening

An owner expressed concern with respect to the rhododendrons along the South side of the building that were recently pruned. An email was received thanking the Strata Council for cutting back the bushes.

Pets

As requested by the Strata Council, a letter was sent to the owner of a 3rd floor suite regarding the issue of pets in the building. A copy of the letter was provided for Strata Council's information.

The Strata Council discussed the matter and agreed that the owner would have to establish bylaws that would need to be presented to the owners for voting at the next general meeting.

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NEW BUSINESS

Correspondence

Provided for Strata Council's information was a copy of an email from the owner of a 7th floor suite regarding a fine received for failing to have insurance on their tenant's vehicle. The owner requested that the fine be reversed due to circumstances in obtaining storage insurance for the vehicle. The Strata Council discussed the matter and agreed that the fine would not be reversed.

Letters were sent to the owners of two suites for parking vehicles in the visitors parking area without a parking pass.

A letter was sent to the owner of a suite for parking a vehicle in the visitors parking area over the maximum allowable time.

A letter and fine were sent to the owner of a suite for parking a vehicle in the visitors parking area over the maximum allowable time.

Renovation

The owner of a 15th floor suite requested permission to install hardwood flooring in their suite. The owner also inquired as to whether the Strata Council would allow a product that provides that same type of sound proofing as cork to be used as cork is very expensive. The owner has completed and returned the Indemnity Agreement to Gateway. The Strata Council approved the installation of the hardwood floor however cork would have to be used as a soundproofing material.

The Strata Council agreed that an owner can put forward a proposal at the next general meeting to allow a product other than cork to be used as a soundproofing material. Anyone wishing to make such a proposal must be prepared to provide specifications that indicate that the product is as good as or better than cork.

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Renovation cont.

The owner of a 24th floor suite requested permission to install hardwood flooring in their suite. The required information has been sent to the owner and Gateway is currently waiting for the signed Indemnity Agreement.

Gym

Provided for Strata Council's information was an email from an owner regarding yoga classes that are being held in the gym. The classes are taught by a non-resident who receives \$10.00 per person from those who attend the class.

The Strata Council discussed the matter and agreed that a non-resident could provide yoga classes however the classes cannot be open to non-residents due to issues of liability. A letter will be sent to the owner regarding this issue.

Daycare

The daycare has requested permission to install an address sign at the front of the building indicating their location. Unfortunately they have not provided any specifications for the sign or the location of the sign.

Schedule Next Meeting

The next Strata Council meeting is scheduled for Monday, November 26, 2007 at 7:00 p.m. There being no further business, the meeting was terminated at 8:45 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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