

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, November 26, 2007 at 7:00 p.m. in the Meeting Room 1188 Quebec
Street, Vancouver, B.C.**

Attendance: Harley Phillips Olga Volkoff
 Sarah Moen Bill Stone
 Jim Cool David Waldref

 Silvia C. Hoogstins, Property Manager

Regrets: Cameron Lowry

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

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

Provided for Strata Council's information was a copy of the arrears list for the operating account and special assessment account. Gateway is currently pursuing legal action against the owners of suite 308 Michael Lam, suite 408 Tai Cheung and suite 1605 Rolf Grohne who have not paid their special assessments fees. A Motion was made that all owners who are in arrears for more than 90 days for maintenance fee payments be included on list that will be posted in the building. Seconded. Carried.

Residents who do not pay for their rented parking stalls on or before the first of each month will be given 30 days notice to vacate their parking stalls.

Harley Phillips reviewed the financial statements and advised that the current expenses are in line with the budgeted expenses.

Provided for Strata Council's information was a review of the special assessment account.

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BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

As requested by the Strata Council, the payments to Classic Painting and Ploutos Enterprises have been put on hold pending further instruction from the Strata Council.

The Strata Council advised that they had met with Ploutos Enterprises and Robert Cushing to review the deficiencies with respect to the flooring and baseboards. Ploutos agreed to repair four floors that will then be re-inspected to determine whether there has been an improvement that is acceptable to the Strata Corporation. Unfortunately the walls on most floors are not even and extra sealer was needed along the top of the baseboard to seal the gap between the board and the wall.

The Strata Council agreed to release a portion of the second draw and payment of the extras to Ploutos Enterprises. The Strata Council also agreed to release payment to Classic Painting less the holdback amount.

A suggestion was made to remove six tiles from the front entrance to the townhouses in order to install a walk off mat. The Strata Council agreed to look at this in the future but requested that a mat be purchased until a final decision is made regarding the removal of the tiles.

Provided for Strata Council's information was a copy of the quote from Fujitec to clean the hoist ways and repair the door skin on elevator 3. The Strata Council approved the cleaning of the hoist ways.

The Strata Council advised that urns, similar to the ones in the lobby of the tower, will be purchased for the townhouse lobby. The Strata Council will obtain clarification regarding the art work from the townhouse lobby that is to be exchanged.

Roof

Broadway Roofing has been delayed in beginning the replacement of the roof due to the weather. They have attended to two leaks in to the penthouse suite.

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Gym

Provided for Strata Council's information was a copy of a letter sent to the owner of a suite regarding yoga classes that are being held in the gym.

NEW BUSINESS

Correspondence

The owner of a suite requested permission to shoot a film in their suite. Provided for Strata Council's information was a copy of an email from the owner regarding the areas that would be affected by the filming. Also provided for Strata Council's information was an email advising that the other residents on the floor had been polled and did not have any problems with the film shoot. The Strata Council advised that the filming was cancelled due to a change in location.

The Strata Council discussed the issue and agreed that in the future, anyone wishing to have a film shot in their suite must provide a copy of the liability insurance for the production company and a waiver must be signed which must include details regarding the type of film being shot. Common area property must not be used and the residents living on the same floor must be notified in writing. The elevator must be booked, similar to a move, if equipment is being brought into the building.

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

Letters were sent to four suites as items were found stored in their parking stalls.

Letters were sent to seven suites for failing to have valid insurance on their vehicles.

A letter and fine were sent to a suite for failing to have insurance on their vehicle. The owner of the suite advised that the vehicle did have insurance but was away on holidays when the notices were delivered to the suite. The Strata Council discussed the matter and provided instruction to the Property Manager regarding the matter.

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Correspondence cont.

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

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

A letter was sent to a sixth floor suite as complaints were received regarding loud music coming from the suite.

A letter was received from the owner of a seventh floor suite regarding a number of issues in their suite. The owners also advised that a number of items were found thrown onto their balcony from the balconies above.

ALL RESIDENTS ARE ADVISED THAT NOTHING IS TO BE THROWN OFF THEIR BALCONIES AT ANY TIME.

Provided for Strata Council's information was a copy of a letter from the owner of a twenty-fifth floor suite. The owner advised that the leaks into their suite have been repaired and that the hardwood flooring now needs to be repaired. The Strata Council requested that a quote be obtained for the cost to install carpeting in the suite. The Strata Corporation will reimburse the owner the equivalent cost for carpet.

Renovations

The owner of an eight floor suite has advised that they will be replacing their kitchen countertop.

A letter of confirmation and a signed Indemnity Agreement was sent to the owner of a townhouse for their proposed renovations.

Water Backup

The owner of a seventh floor suite reported that water has again backed up into their suite. KC Plumbing found significant amount of soap suds coming up through the toilet. It was thought that someone may have a washing machine hooked up in their bathroom.

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Correspondence cont.

The 01 and 10 suites were inspected however an incorrectly installed washing machine was not found. Further investigation into this matter will be required.

ALL RESIDENTS ARE REMINDED NOT USE LARGE AMOUNTS OF SOAP IN THEIR WASHING MACHINES AND DISHWASHERS.

Common Area Painting

Provided for Strata Council's information was a copy of a Quote Request that will be sent to painting companies in order to get quotes to paint the parking levels, the front door metal work and the back hallway of the tower. This work was included in the current fiscal year budget. The Strata Council approved the Quote Request but indicated that the parking level lobby colours will be chosen at a later date.

Hose Bibs

A notice has been delivered to Citygate reminding all residents to winterize their outside hose bibs.

Maintenance Report

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

Christmas Bonuses

The Strata Council approved Christmas gifts for the staff of Citygate.

Townhouse Doors

The top level townhouse doors are wooden and should be replaced with metal doors. Gateway will obtain pricing for new doors.

2010 Olympics

The Strata Council discussed the issue of the 2010 Olympics and possible bylaws that may be required to ensure that signs are not hung on the building during the Olympics.

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Underground Parking

The Strata Council was advised that the City of Vancouver may have an encumbrance on title to allow the use of the underground parking at Citygate by the public. Gateway has reviewed the original Disclosure Statement filed by the developer and there does not appear to be any encumbrance regarding parking included in the statement. Gateway has requested a title search from Land Titles to confirm this information.

Schedule Next Meeting

The next Strata Council meeting is scheduled for December 18, 2007 at 7:00 p.m. There being no further business, the meeting was terminated at 8:30 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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