

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195  
held, January 15, 2008 at 7:00 p.m. in the Meeting Room 1188 Quebec  
Street, Vancouver, B.C.**

Attendance:           Harley Phillips           Bill Stone  
                          Sarah Moen               Olga Volkoff  
                          David Waldref           Cameron Lowry  
  
                          Silvia C. Hoogstins, Property Manager

Regrets:               Jim Cool

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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 December 18, 2007 Strata Council meeting as distributed. Seconded. Carried.

**FINANCES**

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

Provided for Strata Council's information was a copy of the arrears list for the operating account.

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

**BUSINESS ARISING FROM THE MINUTES**

Common Area Restoration

As requested by the Strata Council, \$40,000.00 has been sent to Classic Painting and \$48,257.23 plus \$8,180.97 was sent to Ploutos Enterprises.

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Common Area Restoration cont.

Provided for Strata Council's information were copies of emails from owners regarding the repairs being made to the deficiencies and in particular the issue of the baseboards. An owner also made similar comments verbally to the Property Manager regarding the baseboards.

Sarah Moen met with Ploutos Enterprises to discuss the issue of the baseboards. The Strata Council discussed the possible options to repair the baseboards including painting the baseboards. Sarah will contact a painter to determine whether this option would be successful and whether the sealant used along the top edge can be painted. One test floor will be done in order to determine if this option is viable for all the floors.

The Strata Council requested that a letter be sent to Ploutos advising that the remainder of the funds will be held back until this issue is resolved and the costs associated with the repair have been determined.

As approved by the Strata Council Fujitec has been authorized to clean the hoist ways as per their quote.

The Strata Council discussed the request made for paintings to be added to the lobby of the townhouses along with the pictures that are already in place. The Strata Council agreed to table this request until the remainder of the project is resolved and completed.

The Strata Council requested that the townhouse lobby wall next to the elevator be repaired.

Common Area Painting

A quote request has been sent to three painting companies in order to obtain quotes to paint the visitors parking area, elevator lobbies and front doors.

Provided for Strata Council's information was a quote from Prostar Painting in the amount of \$17,343.00 to paint the areas noted in the quote request. The Strata Council provided comments regarding the quote and requested answers to questions regarding the painting of the parkade. Gateway advised that more quotes should be received shortly for the common area painting.

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Common Area Painting cont.

A quote was received from John Hawkins to paint the front entrance doors in the amount of \$2000.00.

Underground Parking

Provided for Strata Council's information was a copy of the legal notations associated with Citygate that have been filed with Land Titles. The Strata Council requested further information regarding the easements, covenants and right of ways that have been filed against strata corporation LMS195.

Roof Replacement

The Strata Council requested an update from InterProvincial Roofing Inspectors regarding the status of the roof replacement.

**NEW BUSINESS**

Correspondence

Letters were sent to seven suites regarding vehicles parked in the parking stalls without valid insurance.

Letters and fines were sent to three suites for allowing vehicles to be parked in the underground parking stalls without insurance.

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

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

Provided for Strata Council's information was a letter from the residents a suite who wished to dispute the fine assessed against their suite. Also provided was a copy of the list of red tags placed on the vehicle. The Strata Council discussed the issue and provided Gateway with instructions.

Letters were sent to four suites for having items stored in the parking stalls.

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Correspondence cont

An email was received from the owner of a suite regarding noise coming from a fourth floor suite. A letter has been sent to the suite.

Renovation

Provided for Strata Council's information was a copy of a letter from the owner of a sixth floor suite who is requesting permission to install hardwood flooring in their suite. The owner has agreed to use cork as a sound proofing material. The owner has also removed the cabinets from the kitchen and will be replacing the shower. The owner has stated that there will not be any changes to the piping or wiring. The Strata Council approved the renovations as presented.

The owners of a fifteenth floor suite have requested permission to renovate their suite. A copy of the Indemnity Agreement has been sent for signing. Provided for Strata Council's information was a copy of the work they wish to do in their suite. The Strata Council approved the renovations as presented.

Provided for Strata Council's information was an email from a sixth floor suite regarding the renovations they wish to make in their suite. An Indemnity Agreement was sent to them and it has been signed and returned. The Strata Council approved the renovations as presented.

Recycling and Garbage

Gateway and the on site staff are currently working at getting recycling bins for the townhouse units.

An email was received regarding renovation material being placed in the garbage bin. All residents are reminded that no renovation material of any kind is to be placed in the Strata Corporation's garbage bin. All renovation material must be disposed of off site.

Repiping

Brighter Mechanical was on site to change the acustat on recirculation pump #3 under warranty.

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Repiping cont.

Provided for Strata Council's information was a copy of an email from the owner of a suite regarding a request for reimbursement for water damage. The damage was caused by an unsecured washing machine drain hose. The owners feel that the hose was not properly re-inserted in the drain during the repiping process.

The Strata Council advised that it has been five months since the repiping repairs were completed and that the owner would have to contact Brighter Mechanical regarding this request for reimbursement.

The Strata Council discussed the issue of the warranty on the repiping work.

The Strata Council requested that the temperature for the hot water be turned up slightly.

Daycare

The annual meter reading for the daycare hydro meter has been completed. A refund cheque of \$66.82 will be sent to the daycare for over payment of the account.

Annual Fire Inspection

The annual fire inspection is due in February. GE Security provided a quote in the amount of \$4396.00 for this year's inspection.

Window Washing

The window washing has been scheduled from April 14<sup>th</sup> to 25<sup>th</sup>, 2008. Notices will be posted prior to the work beginning.

Mechanical Room

Provided for Strata Council's information was a quote from Rick MacDonald Contracting regarding the installation of roof cladding at the mechanical room. This item was tabled to a future meeting.

Leak

The owner of parking stall 292 reported a leak in the wall above their parking stall which is located on P2. This item was forwarded to the on site staff.

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Maintenance Report

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

Citygate Christmas Party

The annual Citygate Christmas Party raised \$145.00 from the 50/50 raffle which was donated to the Covenant House. Food donations were dropped off at First Avenue United Church where it will be distributed to those in need.

Schedule Next Meeting

The next Strata Council meeting is scheduled for February 12, 2008 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.**

**Gateway Property Management Corporation  
400-11950-80th Avenue  
Delta, B.C.  
V4C 1Y2**

|                                 |                       |
|---------------------------------|-----------------------|
| <b>Main Switchboard</b>         | <b>(604) 635-5000</b> |
| <b>Fax</b>                      | <b>(604) 635-5001</b> |
| <b>Property Manager</b>         | <b>(604) 635-5022</b> |
| <b>Administrative Assistant</b> | <b>(604) 635-5037</b> |