

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, February 12, 2008 at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.**

Attendance:            Jim Cool                      Bill Stone  
                             David Waldref                Cameron Lowry

                             Silvia C. Hoogstins, Property Manager

Regrets:                Harley Phillips                Sarah Moen  
                             Olga Volkoff

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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 January 15, 2008 Strata Council meeting as distributed. Seconded. Carried.

**FINANCES**

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, a letter was sent to Ploutos regarding the holdback of the final payment for the flooring and baseboards. The painting of the baseboards on the trial floor has been completed and the look has significantly improved. Ted McGrath has inquired as to whether the doors would be repainted as some doors were not painted properly.

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Common Area Restoration cont

A copy of an email was provided to Strata Council regarding painting of the baseboards and doors. Gateway will contact Classic regarding the repainting of the doors.

Common Area Painting

Brammy Bros have begun work on painting the parking levels and back hallway. They have advised that the exterior doors can not be painted until the weather becomes warmer otherwise the paint will not adhere properly to the doors.

A copy of an email from Ted McGrath regarding some recommendations with respect to the visitors parking area was provided to Strata Council.

Roof

Broadway Roofing has begun the replacement of the roof. Regular inspection reports have been received from Interprovincial Roofing and have been forwarded to the Strata Council.

Recycling and Garbage

Recycling bins have been placed in the townhouse garbage room.

Annual Fire Inspection

GE Security will be performing the annual fire detection equipment inspection during the week of March 3-7, 2008. Notices will be posted prior to this work beginning.

Mechanical Room

A quote from Rick MacDonald Contracting was previously presented to the Strata Council in the amount of \$1992.80 to repair the mechanical room cladding. Ted McGrath has advised that this work is necessary as the fasteners that hold the cladding are beginning to rust. If repairs are not made, the cladding may start to come off the building during high winds. The Strata Council approved the quote as presented.

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**NEW BUSINESS**

Correspondence

A letter and fine were sent to an owner for parking a vehicle in the visitors parking area without a parking pass and for prolonged periods of time.

A letter was sent to a suite for parking a vehicle in the visitors parking area without a parking pass and for prolonged periods of time.

A letter was sent to a suite for failing to have insurance on their vehicles.

A letter was sent to the owner of a suite regarding the replacement of the hardwood floor in her bedroom. The owner was advised that the bedroom would be measured to determine the cost of carpet and underlay which would be reimbursed to her. A copy of the letter was provided for Strata Council's information. Also, a copy of a letter from an owner regarding the replacing of her windows was provided to Strata Council.

Renovation

Gateway has contacted an owner regarding their request to renovate their suite. More information regarding the kitchen wall has been requested from the owner. A copy of an email received from the owner of the suite regarding the kitchen wall was provided to Strata Council.

A copy of an Indemnity Agreement for an owner who wishes to renovate their bathroom was provided for Strata Council's information.

Insurance Deductibles

An owner made an inquiry with respect to the various deductibles associated with the insurance for the Strata Corporation. Many insurance providers will insure their clients for deductibles should they cause an incident that requires them to pay for the deductible associated with the claim.

A copy of the insurance certificate for Citygate LMS195 was provided for Strata Council's information and a copy is attached to these minutes.

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Garbage

On January 26, 2008 an armchair was placed in the townhouse garbage room. Bylaw 6.3 states that only household garbage is to be placed in the garbage bin. All other garbage is to be removed from the property at the owner's expense. The rules have changed regarding what can be disposed of in the garbage bin. The garbage company can refuse to pick up a bin if anything other than household garbage is in the bin as they will be fined when they empty their truck at the transfer station. Garden waste, electronics and any item that can be recycled is not suppose to be thrown in the garbage bin.

Fraud

As requested by the President, a copy of an article from CHOA regarding fraud was provided for Strata Council's information. The Strata Council reviewed the checklist associated with the article and Gateway provided answers to the questions.

Door Handle

An owner inquired as to the type of door handle that can be used to replace the current door handle on their suite door. Strata Council advised that the handle should be similar to the one currently in place, and at the very least be brass in colour.

Aphid Treatment

Gateway has requested that Davey Tree Service schedule the treatment of the courtyard trees for aphids as soon as the weather allows.

Schedule Next Meeting

The next Strata Council meeting is scheduled for March 18, 2008 at 7:00 p.m. There being no further business, the meeting was terminated at 8:20 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

Main Switchboard	(604) 635-5000
Fax	(604) 635-5001
Property Manager	(604) 635-5022
Administrative Assistant	(604) 635-5037

**BFL Canada Insurance Services Inc.**  
 1177 West Hastings Street, Suite 200, Vancouver, BC V6B 2K3  
 Phone No. (604) 669-9600 Fax No. (604) 683-9316  
 vancouver@bfl157.ca

RECEIVED  
 APR 25 2007

**International Insurance Brokers**

**ENDORSEMENT NO.01 THIS ENDORSEMENT IS ATTACHED TO AND MADE A PART OF THE POLICY BFL04LMS0195, EFFECTIVE AS OF April 16, 2007**

IT IS HEREBY UNDERSTOOD AND AGREED THAT:

Section I - Property, Sub Section A, All Property Fire Co-Insurance Clause Section I - Property, Sub Section A, All Property and Section VI - Equipment Breakdown, Direct Damage; is amended to read as follows and set as previously written.

**NAME OF INSURED** The Owners, Strata Plan LMS495, acting on their own behalf or as a Strata Corporation, Strata Trustees or Agents on behalf of all Registered Unit Owners  
**PROPERTY MANAGER** Gateway Property Management Corporation  
**MAILING ADDRESS** 400 - 11850 95th Avenue, Delta, BC V9C 1Y2  
**POLICY PERIOD** From: March 31, 2007 To: March 31, 2008  
**INSURED LOCATION** 12:01 a.m. standard time at the location of the premises as to each of the said dates  
 1102 & 1106 Quebec Street, Vancouver, BC V6A 4B2  
**CITY/GATE** 1  
**CONSTRUCTION OCCUPIED BY INSURED AS** 179 Residential Units 90 & 2 Storeys 2 B. Wings  
 0 Commercial Units

Insurance is provided, subject to the Conditions, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or limitation is shown hereon.

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
<b>SECTION I - PROPERTY</b> (Revision date Aug 24, 2006)			
A. All Property - All Risks, Stated Amount Co-Insurance, Guaranteed Replacement Cost, By-Laws			
All Risks	\$	1,000	\$ 50,000,000
Sewer Backup Damage	\$	10,000	
Water Damage	\$	10,000	
Earthquake Damage	\$	10	
Flood Damage	\$	10,000	
Lock & Key	\$	250	\$ 10,000
E. Business Interruption (Cross Section), Indemnity Period - 90 Months			
			\$ Not Covered
<b>SECTION II - COMPREHENSIVE CRIME</b>			
A. Larceny Unlawfully			
			\$ 25,000
C. Money and Securities Broad Form Coverage			
			\$ 25,000
<b>SECTION III - COMMERCIAL GENERAL LIABILITY</b>			
General Tort Limit	\$	1,000	\$ 10,000,000
Products and Completed Work Tort Limit	\$		\$ 10,000,000
Auto Pollution Liability Total Sub-Limit	\$		\$ 1,000,000
Fech Eye - Limit	\$		\$ 10,000,000
Uninsured Pollution Liability Each Event Sub-Limit	\$		\$ 1,000,000
Medical Expenses Limit	\$		\$ 10,000
Personal Injury Liability Limit	\$		\$ 10,000,000
Each Event Deductible - Pollution Liability	\$	10,000	
Each Event Deductible - All Other Losses	\$	1,000	
<b>SECTION IV - CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY</b>			
Crime Made Term (Including Property Manager)			\$ 2,000,000
<b>SECTION V - COMPREHENSIVE GLASS</b>			
	Residential	\$ 100	Unlaminated
	Commercial	\$ 100	Not Covered
<b>SECTION VI - EQUIPMENT BREAKDOWN</b>			
Direct Damage - Each Accident	\$	500	\$ 50,000,000
Additional Benefits Limit:			
- Appliance Contamination			\$ 100,000
- Computer Software and Electronic Data Media Malware			\$ 10,000
- Data and Records Restoration Costs			\$ 10,000
- Ductile and Insulated Cost of Construction			\$ 250,000
- Exceeding Expenses			\$ 10,000
- Extra Expenses			\$ 100,000
- Hazardous Substances			\$ 100,000
- Inventory or Appraisal, Professional Fees			\$ 200,000
- Newly Acquired Locations			\$ 50,000
- Off Premises Utility Failure			\$ 100,000
- Water Damage			\$ 100,000
Loss of Rental Income - Each Accident			\$ Not Covered
<b>SECTION VII - POLLUTION LIABILITY</b> - Crime Made Term			
Limit of Liability - Each Loss, Retention/Excess of Legal Defense Expenses	\$	25,000	\$ 250,000
<b>SECTION VIII - VOLUNTARY ACCIDENT</b>			
		See Policy Wording	\$ 100,000
<b>SECTION IX - UNLAWFUL AUTOMOBILE</b>			
Any One Accident - First			\$ 10,000,000
<b>LOSS IF ANY PAYABLE TO:</b>			
To all Registered Unit Owners and their Mortgagees as the insureds may appear and as shown in the Larceny Restoration Rider/Endorsement applicable to the said Property.			
(The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)			
<b>ADDITIONAL PREMIUM:</b>			\$ 6,813

**This Policy contains a clause(s) which may limit the amount payable**

**SUBSCRIPTION**

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).  
**BFL CANADA INSURANCE SERVICES INC.**  
 AUTHORIZED REPRESENTATIVE  
 DATE: April 25, 2007