

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195  
held, March 18, 2008 at 7:00 p.m. in the Meeting Room 1188 Quebec Street,  
Vancouver, B.C.**

Attendance:            Olga Volkoff            Bill Stone  
                             David Waldref           Cameron Lowry

                             Silvia C. Hoogstins, Property Manager

Regrets:                Sarah Moen              Jim Cool

Guests:                 TrojanOne Communications

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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 February 12, 2008 Strata Council meeting as distributed. Seconded. Carried.

Resignation

Harley Phillips forwarded an email advising that he would be resigning from the Strata Council. The Strata Council wishes to thank Harley for all his work on the Strata Council.

**FINANCES**

David Waldref will review the financial statements monthly. With the repairs required to the elevator of 1182 Quebec Street and the already approved replacement of the roof, the Contingency Reserve Fund will be reduced substantially this year.

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.

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**PRESENTATION**

TrojanOne reviewed an event that will be occurring on August 31<sup>st</sup>. The Human Race will be run through False Creek, along Burrard Street bridge, Pacific Street and finish on Concord Pacific land near GM Place. An after party will be included with a live band. More information will be provided closer to the date of the event.

**BUSINESS ARISING FROM THE MINUTES**

Common Area Restoration

As requested by the Strata Council, a letter was sent to Ploutos regarding the holdback for the baseboards. Provided for Strata Council's information was a copy of a letter received from Ploutos regarding the holdback. The Strata Council requested that a response letter be sent to Ploutos advising that the Strata Corporation has resolved the baseboard problem.

Also provided for Strata Council's information was a copy of a quote from Sarren Painting to paint 76 doors and a quote to work on the hallway walls. The Strata Council requested further information regarding the quote, in particular, the type of prep work that would be done prior to repainting the doors.

A letter will be sent to Classic Painting providing them with an opportunity to respond to the issue of the doors.

Provided for Strata Council's information was a letter from a suite regarding the request by Strata Council for reimbursement for the stolen mirror. The residents of the suite allowed someone to follow them in through the front door and the person subsequently stole the mirror that was in the lobby. The Strata Council discussed the issue and agreed that reimbursement for the mirror is still required as the residents were in violation of bylaw 20.1:

“Admission to the building shall not be permitted to any person unless known to the resident. Persons delivering goods or other articles must be met at the front entrance. If it is necessary for any such persons to enter the building, they must be escorted by the resident until departure from the building.”

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Common Area Painting

Brammy Bros has completed the painting of the visitors parking area and the elevator lobbies.

Roof

Broadway Roofing has completed most of the work on the roof. They are currently waiting for flashing for the perimeter. They are not able to find the exact same colour as the flashing that is already in place but have been able to find a colour that is similar. Broadway Roofing is aware that the roof has to be completed in time to inspect the anchors and then wash the windows.

Provided for Strata Council's information were copies of the roof inspection reports from Inter-Provincial Roof Consultants.

Repiping

On February 27, 2008, an email was received from a suite indicating that they have found black, greasy particles in their sink after running the hot water. They also noticed that the water pressure was lower than before. Their email was forwarded to Brighter Mechanical.

YWCA

Provided for Strata Council's information was a letter from the YWCA regarding the installation of a sign on the end of the planter that leads to the daycare. The Strata Council discussed the drawing and photographs presented and requested that the YWCA forward a proof of the sign in order to determine the final look and size of the sign.

**NEW BUSINESS**

Correspondence

Provided for Strata Council's information was a copy of an email from the owner of a suite who is requesting that the fine assessed against their suite be reversed. Their son received a fine for parking in the visitors parking area. The Strata Council provided Gateway with appropriate instruction regarding the request.

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Renovation

Attached for Strata Council's information was a copy of a proposal to renovate a 12<sup>th</sup> floor suite. The Strata council reviewed the request and approved the renovations as presented.

The owner of a suite requested permission to change the termination cap for their fireplace. The current cap does not work with the new fireplace that they are installing in their suite. The Strata Council approved the use of a different termination cap on the condition that it is the same colour as the other caps.

Elevator

On February 15, 2008 Fujitec Elevators advised that they would have to take the townhouse elevator out of service as a static sink test was conducted and the elevator was found to have dropped fifteen feet overnight.

Vertech Elevator Services was contacted and have been contracted to provide the specifications required to replace the elevator. The specifications will be sent for quotes. Due to the emergency nature of this repair, the funds can be taken from the Contingency Reserve Fund to pay for the repair.

Mechanical Maintenance

Latham's has advised that there will be an increase of \$60.00 for the annual maintenance of the mechanical equipment. The new cost will be \$2,835.00.

Exercise Equipment

Exer-Tech Services has advised that there will be an increase of \$12.00 per service visit for preventative maintenance of the exercise equipment. The cost for their quarterly visits will be \$220.00 per visit.

Roof Anchors

The roof anchors are due for testing. Atlas Anchors has been contracted to inspect and test the anchors. The cost for the annual inspection and test will be \$775.00. The test will be done as soon as the roof is finished.

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Staff

Mate and Anka Bratanic will be taking their holidays. Anka will be on holidays from March 18 to April 7, 2008 and Mate will be on holidays and a leave of absence from April 1 to May 31, 2008 Ted McGrath has agreed to cover while Mate is away on a leave of absence. Just George Cleaning has been hired to assist Ted with the cleaning during the week of April 1 to 7, 2008 as both Mate and Anka are away at the same time.

Leak

An owners of a townhouse advised that they found water leaking into their suite in two locations in the master bedroom. They advised that a previous leak had been found in this area which was discovered to be coming from the planters above their suite. Rick MacDonald Contracting has been called to investigate.

Great Northern Way Campus

An email was received from Great Northern Way Campus as they are planning a subsequent engagement process and during the previous rezoning of their location, Citygate participated in the public consultation. The email was forwarded to Ted McGrath to forward to the Citygate Association.

Fiber Optic

Provided for Strata Council's information was a copy of an email from Urban Networks regarding the installation fiber optic in the building. The Strata Council requested further information regarding what it will entail to install fiber optics in the building.

Maintenance Report

Provided for Strata Council's information was a copy of the maintenance report for February.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for April 22, 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.

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