

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, April 22, 2008 at 7:00 p.m. in the Meeting Room 1188 Quebec Street,
Vancouver, B.C.**

Attendance: Olga Volkoff Jim Cool
David Waldref Cameron Lowry
Silvia C. Hoogstins, Property Manager
Regrets: Sarah Moen Bill Stone

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

AGENDA

A Motion was made to approve the Agenda as presented. Seconded. Carried

APPROVAL OF THE MINUTES

A Motion was made to approve the Minutes of the March 18, 2008 Strata Council meeting as distributed. Seconded. Carried.

FINANCES

The Strata Council reviewed the financial statements. The 2007-2008 fiscal year will end with a surplus. The Strata Council will review the budget for the 2008-2009 fiscal year at the next meeting. The financial statements were approved as presented.

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

BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

Provided for Strata Council's information was a copy of the letter sent to Ploutos Enterprises advising that the baseboard issue had been rectified and requesting reimbursement of the difference between the money still owed on the contract and the cost to resolve the baseboard issue.

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Common Area Restoration cont.

Provided for Strata Council's information was a copy of information from Sarren Painting regarding the prep work that will be done prior to painting the suite doors. Also provided was a copy of a letter sent to Classic Painting regarding the issue of doors. The Strata Council requested that Classic Painting be contacted again regarding the doors. If they do not respond then Sarren Painting will be instructed to repair and repaint the suite doors that have peeling paint.

Roof

Provided for Strata Council's information was a copy of the latest roof inspection report from Inter-Provincial Roof Consultants. Most of the work has been completed with only the glass railing panels still to be replaced. As soon as all of the work is done, the common area carpet will be installed on the 30th floor. Rick MacDonald Contracting has completed the repairs required to the ceiling of the penthouse suite.

YWCA

The YWCA provided more information and product samples for the sign that they wish to installed on the planter at the front of the building. The Strata Council agreed with the material for the sign that is similar to the Citygate sign.

Elevator

Gateway contacted the insurance provider for Citygate regarding the failure of the elevator at 1182. They have advised that the failure of the elevator hydraulic system is not covered under insurance. The elevator was removed from service on February 18, 2008.

The Strata Council retained Vertech Elevator Services who confirmed that the hydraulic system for the elevator failed due to a loss of fluid. The cylinder was not encapsulated in PVC when the elevator was installed and the shaft has corroded causing a loss of fluid.

Three prices were obtained that ranged from \$46,400.00 to \$73,730.00 to replace the hydraulic system. The best pricing was provided by West Coast Elevator who was selected as the successful contractor. The current maintenance contract for the elevators is with Fujitec.

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Elevator cont.

Fujitec has agreed to modify their maintenance contract to include coverage of the new cylinder as long as they can inspect the work being done by West Coast Elevator for the encapsulation of the cylinder. West Coast Elevator however has not agreed to an extended warranty if they are not maintaining the system.

Provided for Strata Council's information was a copy of an email from Vertech Consulting advising that the jack unit supplier has a six week lead time to deliver the jack unit to the site. A shorter lead time will mean a charge of \$2,116.00 for each week shortened from the standard six week time. The Strata Council agreed that shortening the time for the delivery would not be necessary as other work still needs to be done prior to the cylinder being delivered.

Roof Anchors

Atlas Anchors was able to complete the testing of the roof anchors. Two missing anchors were installed.

NEW BUSINESS

Correspondence

A letter was sent to a second floor suite as their delivery people broke a lobby light cover when they delivered a bed to the suite.

A letter was sent to a twenty third floor suite advising that they must remove the dog that is living in the suite.

Renovation

As approved by the Strata Council, a letter was sent to a twelfth floor suite advising that they have permission to complete the renovation of their suite.

A request to install hardwood flooring was received from a second floor suite. The product and sound proofing material that they wished to use did not conform with the bylaws for Citygate. The request to use the product provided was not approved.

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Lighting

Precision Electric has been on site to repair and replace failed electrical fixtures on the common property and the exterior of the building.

Swimming Pool Pumps

Provided for Strata Council's information was a copy of a quote from Imperial Paddock Pools to replace the pool and spa circulation pumps. To replace both pumps and complete miscellaneous work is \$1,995.00. The Strata Council approved the replacement of the pumps.

Planters

Rick MacDonald Contracting has been on site to unplug and repair the drains in the planters at the South West corner of the tower.

Waste Removal

Metro Vancouver has imposed changes that require garbage removal companies to inspect the garbage bins for illegal materials that can no longer be dumped in landfills. Any item that can be recycled must be placed in the appropriate recycling bin. Electronic items such as computers, printers, screens, televisions, batteries and any other electronic item are no longer acceptable in the dumpster. Energy efficient light bulbs also cannot be disposed of in the garbage. The closest recycling depot for electronics is located at 960 Evans Avenue (North side of the 1st Avenue viaduct near Home Depot 604-689-4722) or Go Green at 7 East 7th Avenue, Vancouver. More information can be found at www.gvrd.bc.ca/zerowaste.

Toilet Bowl Seals

ALL OWNERS ARE REMINDED THAT THEY ARE RESPONSIBLE FOR ANY DAMAGE CAUSED TO A SUITE DUE TO THE FAILURE OF THE TOILET BOWL SEAL.

Building Appraisal

Provided for Strata Council's information was a copy of the most recent appraisal for Citygate. The current value for Citygate is \$58,971,000.00 which is an increase of \$8,134,000.00 over the previous appraisal of \$50,837,000.

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Olympic Lighting

Provided for Strata Council's information was a copy of a proposal from Tunnel Vision regarding the lighting of the exterior of the building in the colour of one of the Olympic rings. A copy of their email was forwarded to the Strata Council and included a picture of the Vancouver Art Gallery which was "painted" pink with light for Breast Cancer Awareness.

The Strata Council discussed the proposal and agreed that the decision to light the building would have to be made by the owners at the Annual General Meeting. The Strata Council provided a number of questions to be presented to Tunnel Vision regarding the lighting of the building.

Fire Panel

Provided for Strata Council's information was a copy of an email from GE Security. In December 2007 they replaced the audio power supply in the fire panel. The component has since been replaced again under warranty. GE will need to investigate the panel to determine why there continues to be a problem with the system. The Strata Council agreed to the investigation of the panel.

Electrical Vault

Provided for Strata Council's information was a copy of a letter from BC Hydro regarding the required maintenance to the electrical vault. It is required that the vault be cleaned every three years. The vault was last cleaned in February 2005 by Schneider Electric at a cost of \$3,852.00. The Strata Council requested further quotes for this work.

Annual General Meeting

The Annual General Meeting has been tentatively set for June 17, 2008. The Strata Council requested information regarding the following items to be included on the agenda: Parking, 2010 Committee, Olympic Lighting, Security System Upgrade, Townhouse Enterphone.

Maintenance Report

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

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Schedule Next Meeting

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

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