

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

Attendance: Bill Stone Sarah Moen
 David Waldref Cameron Lowry

 Silvia C. Hoogstins, Property Manager

Regrets: Jim Cool Olga Volkoff

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 April 22, 2008 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.

The Strata Council reviewed the year end figures. The 2007-2008 fiscal year ended with a surplus.

BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

Provided for Strata Council's information was a copy of a letter from Kambas Galbraith, legal representatives for Ploutos Enterprises Ltd, demanding payment of the outstanding amount owed on the contract for the flooring and baseboards. Sarah Moen advised that she would speak to Ploutos Enterprises to resolve this issue.

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Common Area Restoration cont.

A second letter was sent to Classic Painting providing them the opportunity to rectify the painting of the doors. If no response is received, Sarren Painting will be advised to proceed with painting the doors. Ted McGrath has suggested that all suite doors be painted to avoid future issues. The Strata Council requested that a registered letter be sent to Classic Painting providing a deadline for a response. If no response is received, then Sarren Painting will repair the doors. Sarah Moen will contact Sarren Painting to confirm the exact manner in which the doors will be repaired.

Gateway has asked Rick MacDonald Contracting to provide new suite door numbers for suite 801, 902 and 2003 as their door numbers went missing after the painting was completed.

Roof

Broadway Roofing has confirmed that all the railings, except for the curved railings, have been reinstalled. They have been advised that the work has to be completed by the end of May as the carpet on the 30th floor will be installed at that time.

Elevator

Vertech Consulting was asked regarding salvaging the existing cylinder and attaching the new piston to the cylinder. Vertech advised that this would be considered a patch job and they do not recommend the idea. There is also concern that the cylinder head would be of an outdated design. It was agreed that old parts would not be used for the repair of the elevator.

As approved by the Strata Council, two copies of the signed contracts were returned to Vertech Consulting. One copy of the contract will be kept in the on site office for easy reference if required. Once the project is finished, the copy will be placed in the file for this project.

Ted McGrath has confirmed that the piston has been removed and cut into 5 ten foot lengths. Work has started on chipping away the concrete around the shaft at the base of the pit. The concrete is thicker and harder to remove than originally anticipated.

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Correspondence

The tenants of a 23rd floor suite have confirmed that they will remove the dog from the suite as they are moving out.

Renovation

The owner of a 2nd floor suite has confirmed that they will use the required 6 mm cork under the hardwood flooring.

A letter was sent to a 4th floor suite advising that their request to renovate their suite had been approved.

Planters

Rick MacDonald Contracting has completed the repair of the drainage of the South West planters. Ted McGrath has advised that soil/compost is required for the planters. The last time soil was added to the planters was in September 2004.

Olympic Lighting

As requested by the Strata Council, an email was sent to Tunnel Vision Transit regarding the questions asked with respect to the lights that will be used to "paint" the exterior of the building. The Strata Council reviewed the information presented and agreed that this issue will need to be presented at the Annual General Meeting for approval from the owners in order to partake in this endeavor.

Fire Panel

GE Security has confirmed that the fire panel batteries need to be replaced. The cost will be \$1920.00.

Annual General Meeting

Provided for Strata Council's information was a copy of the proposed Annual General Meeting package. The package includes a copy of the opening and closing balances for the fiscal year, a review of the special assessment account and a review of the Contingency Reserve account.

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Annual General Meeting cont.

The budget for the 2007-2008 fiscal year ended with a surplus.

The 2008-2009 budget includes a proposed \$40,000.00 to renovate/redecorate the changing rooms and upgrades to the fitness equipment, \$50,000.00 to replace the access system for the complex and the enterphone for the townhouses and \$100,000.00 to replace the elevator interiors. The Strata Council agreed that renovations to the gym and changing rooms, if approved by the owners, would not take place until after the winter months passed to ensure that any increase in the cost of gas would not adversely affect the budget.

\$93,000.00 has also been budgeted to be transferred to the Contingency Reserve Fund.

The Strata Council will review the final budget figures prior to the information being sent to the owners.

NEW BUSINESS

Parking

Ted McGrath has confirmed that he found a document regarding the parking at Citygate which do not indicate that there is any covenant from the City to allow for public parking at Citygate.

Office Computer

Ted McGrath confirmed that the computer monitor in the on site office stopped working. Ted has purchased a replacement monitor from Costco at a cost of \$209.43.

Creekside Park Extension

Provided for Strata Council's information is an email regarding Creekside Park. The Strata Council suggested that the Inter Tower Committee be contacted for a form letter regarding the expansion.

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Window Film

The owner of a 6th floor suite requested permission to install a reflective film on their enclosure windows. The Strata Council reviewed the sample provided and agreed to allow the film to be installed.

Delivery Service

The owner of a 7th floor suite requested permission to give an access fob to their grocery delivery service. The Strata Council agreed that an access fob would not be provided for the delivery service and that the owner will have to make alternate arrangements.

Townhouse Patios

The Strata Council discussed the six top level townhouse patios. A quote was requested to remove the interlocking bricks and install cement on the patios.

Terasen Gas

The Strata Council requested further information regarding alternate suppliers of gas for the building.

Bylaw Changes

The Strata Council reviewed the proposed changes to the visitor parking and pet bylaws. Discussion ensued regarding the proposed pet bylaw which allowed for a 40 lbs pet. The Strata Council agreed that this bylaw should remain at no more than 25 lbs and 18 inches to the shoulder. This change would help to prevent dogs that are deemed dangerous from being brought in to the building.

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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