

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195  
held, June 23, 2008 at 7:00 p.m. in the Meeting Room 1188 Quebec Street,  
Vancouver, B.C.**

Attendance:           Cameron Lowry       Sara Moen  
                          David Waldref       Olga Volkoff  
                          Kenn Coblin  
  
                          Silvia C. Hoogstins, Property Manager

Regrets:             Jim Cool

---

The meeting was called to order at 7:00 p.m. by the Property Manager.

**ELECTION OF STRATA COUNCIL POSITIONS**

The following Strata Council members were elected to various positions:

Olga Volkoff - President, Cam Lowry – Vice President,  
David Waldref – Treasurer

**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 May 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 and special assessment account.

The Strata Council reviewed the financial statements. David Waldref requested a copy of the 12 month statement for the 2007-2008 fiscal year and a copy of the Terasen gas bills. The Strata Council requested that the Interprovincial Roofing invoice be moved to the Contingency Reserve Fund.

Provided for Strata Council's information was a copy of a letter from the owner of a suite regarding the lien placed against their account for failing to pay their special assessment.

**CITYGATE 1 LMS195  
MINUTES OF THE  
STRATA COUNCIL MEETING  
JUNE 23, 2008  
PAGE 2.**

The owner has paid the original special assessment amount that was owed but is disputing the lien fee and interest charges. The Strata Council discussed the matter and agreed that that issue had been posted in a number of meeting minutes including last year's annual general meeting minutes. The Strata Council decided not to reverse the lien charge or the interest assessed against the account.

**BUSINESS ARISING FROM THE MINUTES**

Common Area Restoration

Previously provided to the Strata Council was a copy of the Notice of Claim filed by Ploutos Enterprises Ltd. as a demand for payment for the remainder of the painting contract. Sara Moen is currently working with Ploutos in order to arrive at an amicable solution. Approximately half of the cost of the final bill is the cost of the baseboard material. A Motion was made to empower Sara Moen with the ability to negotiate a final settlement. Seconded. Carried.

Ted McGrath will be asked to ensure that the baseboards on the 30<sup>th</sup> floor are installed and that the metal corner protectors are ordered and installed.

Classic Painting has advised that they will be on site during the week of June 23-27, 2008 to review the suite doors and begin repairs to the peeling paint.

Rick MacDonald has been asked to raise the concrete height under the walk off mats as the mats sit too low and the edge can be a trip hazard. The missing suite door numbers have also been installed.

Roof

Broadway Roofing still has minor work to finish on the roof which includes caulking at the Southwest corner and reinstalling the electrical outlet and lighting. The Strata Council requested that a final date be provided as to when the work will be finished.

Rick MacDonald Contracting still has to complete the metal roof rivet refurbishing project.

**CITYGATE 1 LMS195  
MINUTES OF THE  
STRATA COUNCIL MEETING  
JUNE 23, 2008  
PAGE 3.**

Elevator

The new cylinder was scheduled for delivery on June 19, 2008. On June 13, 2008 a pump truck began the removal of debris but encountered a concrete ring at the 17 foot mark. The truck also had difficulties with the long horizontal run of the hose. A smaller truck will be back on June 25, 2008.

During the removal of the old cylinder, it was discovered that the leak was originating from a small hole that developed due to corrosion at approximately the 15-20 foot level. Other areas of corrosion had penetrated the cylinder wall.

Olympic Lighting

Gateway will contact Tunnel Vision Transit Advertising to confirm that Citygate 1 is interested in having the building painted in light for the 2010 Olympics.

Terasen Gas

Provided for Strata Council's information was a proposal from CEG Energy Options regarding the purchase of gas for the Strata Corporation. The Strata Council advised that they are not interested in the proposal at this time.

**NEW BUSINESS**

Renovation

Provided for Strata Council's information was a request from the owners of a townhouse suite to renovate their suite. A copy of the Indemnity Agreement has been sent to them for signing. The Strata Council reviewed the proposal and approved the renovations.

The owner of a twenty third floor suite has returned a signed copy of their Indemnity Agreement and have requested permission to replace the hardwood flooring in their living room. They have confirmed that they will use 6 mm cork under the new flooring. This work has been approved by the Strata Council.

Correspondence

An email was received regarding a complaint that parking stall 328 is being used for storage. The email was forwarded to the on site staff.

**CITYGATE 1 LMS195  
MINUTES OF THE  
STRATA COUNCIL MEETING  
JUNE 23, 2008  
PAGE 4.**

Correspondence cont.

An email was received regarding the elevator in the tower which was allowing access to various floors that were not registered to the job being used. Action Lock and Security were called and repaired a number of problems.

Resident Manager

Provided for Strata Council's information was a copy of the work report from Ted McGrath. Ted has been filling in for Mate Bratnovic while he has been away. The Strata Council discussed the amount of work that Ted does at Citygate and agreed that a \$2500.00 honorarium should be purchased for Ted to thank him for all his work.

Barbecue

The annual barbecue is scheduled for July 24, 2008.

Security

Discussion ensued regarding the quotes received for the new security system. Gateway will review the quotes with Ted McGrath to determine which system will work best at Citygate.

Pet Bylaw

The Strata Council discussed the changes to the pet bylaws that were proposed at the Annual General Meeting. The current bylaws will be amended at the next general meeting to ensure that they are in compliance with the Strata Property Act.

Window Washing

The window washing issue was reviewed by the Strata Council. The Strata Council agreed to May and September as the months for washing the windows.

Visitor Parking Columns

The Strata Council requested a quote to paint the corners of the visitor parking columns in yellow so that they are more visible.

Garbage Chute Rooms

The Strata Council requested a quote to paint the garbage chute rooms.

**CITYGATE 1 LMS195  
MINUTES OF THE  
STRATA COUNCIL MEETING  
JUNE 23, 2008  
PAGE 5.**

Parking

A suggestion was made to form a sub committee to review the visitor parking bylaws in order to present changes at the next general meeting.

Olympic Committee

It was discussed at the Annual General Meeting that an Olympic Committee is required in order to gather information regarding the Olympics and how Citygate will be affected by increased security, etc.

Maintenance

Rick MacDonald Contracting will be placing styrofoam under the bricks of a 7<sup>th</sup> floor deck currently under repair.

The court yard bollard lamp replacement has been completed. The new bollard is on the east side of the property by the bench.

A call has been made to the Cleaning Connection regarding the recent cleaning of the carpets. It appears that too much chemical was used as there are light colour splotches on the carpet.

There are leaks under the townhouse area at OA parking level. These will need to be investigated to determine their origin.

Schedule Next Meeting

The next Strata Council meeting is scheduled for July 22, 2008 at 7:00 p.m. There being no further business, the meeting was terminated at 9: 15 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