

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

Attendance: Olga Volkoff Cameron Lowry
 Sara Moen David Waldref
 Cindy Coehlo Jim Cool

 Silvia C. Hoogstins, Property Manager

Regrets: Kenn Coblin

The meeting was called to order at 7:00 p.m. by Olga Volkoff.

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 June 23, 2008 Strata Council meeting as amended. Seconded. Carried. Cindy Coehlo was presented at the June meeting however her name did not appear in the Attendance section.

FINANCES

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

As requested, copies of the Terasen Gas invoices for the 2007-2008 fiscal year have been provided to the Treasurer along with a spreadsheet showing costs for the 2006-2007 fiscal year and the 2007-2008 fiscal year. Also provided for each Strata Council member was a 12 month spreadsheet indicating all costs for the 2007-2008 fiscal year and the costs for the 2008-2009 fiscal year. The Strata Council discussed the gas account which is currently over budget. The Strata Council reviewed the rest of the budget figures.

As requested by the Strata Council, the roofing consultants invoice has been moved to the Contingency Reserve Fund account.

A Motion was made to accept the financial statements as provided. Seconded. Carried.

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BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

As approved by the Strata Council, a cheque in the amount of \$7313.49 was sent to Ploutos Enterprises Ltd. The partial payment of the final invoice was agreed to by the Strata Council and the owner of Ploutos.

Classic Painting has been on site to view the paint on the doors. They have been advised to begin repairs on the 20th floor. Once the 20th floor doors have been completed then an inspection will be done to determine if the repair is satisfactory. The Strata Council discussed the painting and agreed that all doors must be repainted.

The baseboards on the 30th floor have been installed.

Roof

Provided for Strata Council's information was a copy of the latest report from Interprovincial Roof Consultants. There are four minor deficiencies that need to be corrected in order for the roof to be complete. A cheque for draw number 3 has been cut but has not been sent to Broadway Roofing. Their final invoice has also been received but not yet processed.

Elevator

Provided for Strata Council's information was a copy of an invoice from Vertech Elevator Services. Vertech has advised that they have attempted to send other invoices however they have not been received by Gateway. Provided for Strata Council's information was a copy of report from Ted McGrath regarding the work being done to the elevator.

The Strata Council advised that they had met with the contractors regarding the invoicing that has been received to date. The bills submitted by the two companies that provided pumper trucks to clean out the elevator pit will need to be reviewed and discussed as one company was not able to fully complete the work required and thus a second company was needed. The Strata Council approved the payment of the invoice submitted by Vertech.

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Elevator cont.

The repair of the elevator will be slightly over budget due to the unforeseen issues that have arisen.

Security

Provided for Strata Council's information was a copy of the quotes received for the new security system. The owner of a suite has suggested that an automatic door opener be installed on the side door at the same time as the security upgrades are completed to allow easier access for people in wheelchairs, pushing strollers or the elderly. Action Lock and Security will provide a quote for this system.

The Strata Council reviewed the quotes received and agreed that the Strata Corporation will pay for 3 replacement remotes for each suite. The Strata Council also suggested that a reader be installed on the inside of the main gate to the underground parking to allow bike riders to exit more easily. The Strata Council requested a meeting with Action Lock and Security and Cobra Integrated Systems to review their proposals.

Visitors Parking

Gateway has discussed the painting of the corners of the pillars in the visitors parking area with Ted McGrath. Ted has advised that he will paint the corners when he renews the other yellow paint in the visitors parking area.

Garbage Chute Rooms

Quotes have been requested for the painting of the garbage chute rooms. The Strata Council discussed this item and agreed that a quote should be obtained to properly clean the garbage chute rooms rather than painting them.

Renovation

As approved by the Strata Council, a letter of approval was sent to a suite regarding their request to replace the flooring in their suite.

Gateway is still waiting for the signed Indemnity Agreement for the renovations in a suite.

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Elevator Access

As requested by the Strata Council, access to all floors by previous Strata Council members has been cancelled.

Olympic Committee

The owner of a suite has inquired whether owners will be allowed to rent out their suites during the Olympics. The Strata Council discussed the issue of short term rentals and information was provided from a recent community meeting regarding the Olympics. More information will be required regarding this issue and until further information is received, short term rentals for the Olympics can not be considered.

NEW BUSINESS

Patio Repairs

Rick MacDonald Contracting has been on site repairing the membrane on the deck of a suite. The owner had reported a leak late last year however dry weather was required in order for the membrane to be repaired.

The owner of a suite appears to be installing a wooden deck over their current deck. The owner has not applied for permission for this work. The Strata Council requested information from the owner of suite regarding what exactly they are doing to the deck.

Gateway has spoken to Rick MacDonald Contracting regarding the replacement of the paver bricks on the townhouse patios with cement. This may not be a good idea as there is a membrane beneath the pavers and if a leak needed to be repaired, then the cement would have to be removed. The Strata Council requested a quote to lift the pavers and add weed block or sand under the pavers to prevent vegetation from growing through the pavers.

Shaw Cable

The onsite caretaker received a notice from Shaw Cablevision that their cable would be terminated due to an outstanding balance on the account.

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Shaw Cable cont.

Gateway contacted Shaw and reminded the account manager that there is an agreement in place between Shaw (formerly Rogers Cable) and Citygate in which the resident manager's suite receives free cablevision in exchange for housing the fiber optic room in Citygate 1. Shaw has advised that a new agreement is being drafted.

The Strata Council requested that Shaw be asked for potential upgrades to their system.

Resident Manager

Provided for Strata Council's information was a copy of the work report from Ted McGrath.

Over Watering

All residents are reminded that they must use care when watering balcony plants and cleaning their patio floors as excess water will flow onto the decks below. Residents will be fined if they are caught allowing water to flow onto the decks below.

Window Washing

The final window washing for this year will begin on August 25, 2008.

Barbecue

The annual barbecue was held on July 24, 2008. The 50/50 draw netted \$82.00 which was donated to the Covenant House.

Schedule Next Meeting

The next Strata Council meeting is scheduled for August 26, 2008 at 7:00 p.m. There being no further business, the meeting was terminated at 8:50 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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