

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, August 26, 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
 Jim Cool Kenn Coblin

 Silvia C. Hoogstins, Property Manager

Regrets: Cindy Coehlo

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 July 22, 2008 Strata Council meeting as amended. Seconded. Carried. Page 3 Security: The new security remotes will be replaced on a one for one basis.

FINANCES

Provided for Strata Council's information was a copy of the arrears list for the operating account and special assessment account. The owner of suite 308 has paid their special assessment but is currently disputing the interest charges and lien fee as they state that they were never advised of the arrears. The Strata Council agreed that the interest and lien charge must be paid.

Discussion ensued regarding those suites that are in arrears for extra parking stalls. The Strata Council agreed that a new bylaw will be implemented requiring parking stalls to be paid by automatic debt from the owner's account rather than by cheque.

Provided for Strata Council's information was a copy of the special assessment account review. Classic Painting is still owed \$6,937.60 on their contract.

David Waldref provided a review of the financial statements for July.

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FINANCES cont.

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

BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

Provided for Strata Council's information was a copy of the August 8, 2008 letter from the legal representatives for Ploutos Enterprises and a copy of the Default Judgment. Also provided was a copy of an email that was sent to the owner of Ploutos by Sarah Moen. The owner of Ploutos has spoken to his lawyer and everything has been settled. A credit note and waiver will be requested to settle the Default Judgement.

Classic Painting has been on site to begin repainting the suite doors. Ted McGrath has confirmed that they did not do a good job on the doors of suites 2001 and 2002. Barry of Classic has also not set up a schedule for the work which is making owners very unhappy. A complaint was received from the owner of a suite as the owner made arrangements to be home while the door was being painted and then the painter did not show up.

Roof

Broadway Roofing has completed the final deficiencies that were noted on the final inspection report.

Elevator

There continues to be a problem with water infiltration into the elevator pit due. The original inspection was to be done on August 12, 2008 however it had to be cancelled due to water in the pit. The British Columbia Safety Authority has confirmed that they will inspect and accept the elevator provided they receive reassurance that the water issue will be addressed in a reasonable time period (60 days) however a method to keep water out of the elevator pit would have to be devised in order for even temporary approval to be granted.

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Elevator cont.

A copy of the latest email and water proofing quotes were provided for Strata Council's information. The Strata Council reviewed the quotes and agreed to accept the quote from R & W Waterproofing. The Strata Council will discuss the waterproofing work with Vertech Consulting.

Security

Provided for Strata Council's information was a copy of the revised quote from Action Lock and Security for the security system and automatic door opening system along with two names of other buildings that use this same system. Also provided was a quote for a new intercom system for the townhouses. A Motion was made to accept the quotes from Action Lock and Security for the new security system, door opening system and intercom system as presented. Seconded. Carried.

The automatic door was not in the original budget figure but is required in order to provide access to residents with mobility problems.

Renovations

The owner of a suite has advised that their renovations have been delayed until August 20-21, 2008.

Olympic Committee

Gateway has obtained information from the Condominium Home Owners Association regarding the temporary renting of suites during the Olympics. They have advised that section 26 of the Strata Property Act mandates that the Strata Council enforce their bylaws, thus new bylaws will need to be drafted if temporary rentals will be allowed during the Olympics. They have also advised that extra costs for cleaning and security would be reflected in the budget and thus be the expense of all owners. Gateway has inquired whether a fee can be charged for allowing owners to rent their suites for the Olympics.

The Strata Council discussed the issue of the Olympics and agreed that more information will be needed from VANOC. The Strata Council also inquired as to whether Tunnel Vision had obtained a consensus from the other buildings in order to light the exterior of the buildings.

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Patio Repairs

Rick MacDonald Contracting has been on site repairing the membrane on the deck of a 7th floor 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 has advised that the owner of a 7th floor suite has painted their patio bricks grey. The Strata Council discussed the issue and agreed that many residents have changed the look of their patio floors and thus painting of the bricks is allowed.

Shaw Cable

Provided for Strata Council's information was a copy of the proposed agreement between Shaw Cable and the Strata Corporation. The agreement is for five years and allows Shaw to continue using space at Citygate for their equipment in exchange for free cable and internet service for the resident manager's suite. The Strata Council agreed to review the contract prior to signing.

Over Watering

Notices were delivered to the building for posting regarding deck washing and over watering plants

Two emails were received on August 20, 2008 from an 8th floor and 10th floor advising that between 10:30 p.m. and 11:00 p.m. on August 19, 2008 the resident of a 12th floor suite was washing their balcony and allowed the water to flow onto the balconies below. The owner of the 10th floor suite reported that their belongings that were on their deck were soaked with water and some form of chemical cleaner. The Strata Council agreed to levy a \$100.00 fine against the suite for the infraction of the bylaw. Anyone who allows water to flow off of their balcony in the future will be levied a \$100.00 bylaw infraction fine.

NEW BUSINESS

Correspondence

A letter was sent to the owner of a 3rd floor suite advising that they cannot keep a dog in their suite. The residents have since left the building.

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Correspondence cont.

Provided for Strata Council's information was a letter from the owner of a 25th floor suite regarding the replacement of the hardwood flooring in the suite as the result of damage caused by a window leak. The owner was advised that the Strata Corporation would reimburse the owner for the cost of carpeting and underlay as that is the material that was originally installed in the suite.

The owner advised that the Strata Council in the past had reimbursed the owner for the cost of hardwood flooring that was previously damaged. The Strata Council agreed that the previous Strata Council had reimbursed the owner in error and would not be requesting a refund of the difference between carpet and hardwood flooring that was paid in error. The Strata Council agreed to only reimburse the owner for carpet and underlay for the damage caused to the hardwood flooring during the most recent incident.

A letter was sent to a 4th floor suite regarding noise coming from the suite.

Letters were sent to two suites, regarding items being stored in their parking stalls.

A letter was sent to a suite regarding an oil leak in their parking stall.

A letter was sent to a suite for parking in the visitors parking area over the maximum allowable time.

Balcony Shade

Provided for Strata Council's information was a copy of a letter and pictures from the legal representative for the owner of a 15th floor suite.. The owner has also sent a doctor's note indicating that they are more susceptible to skin cancer and thus need the blind on their balcony to block the sun. The Strata Council discussed the request and suggested an alternative solution. The Strata Council provided literature and a sample of window film that effectively blocks UV rays from entering the suite without hampering the view from the suite. The film would be more effective than a shade and would be in keeping with the exterior look of the building. The owner may also install a sun umbrella on their deck which is not a violation of the bylaws.

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Soil

As approved by the Strata Council, soil was purchased and added to the planters around the building. The cost was \$3970.00.

Renovations

Provided for Strata Council's information was a copy of the signed Indemnity Agreements for three suites. The owner of a 2nd floor suite wishes to redesign their kitchen and dining area incorporating new flooring, cabinetry, counter tops, appliances and lighting and the owner of a townhouse wishes to install hardwood flooring. The owner of an 18th floor suite wishes to install tile in their suite.

The Strata Council reviewed the requests and approved all three. Letters will be sent to the owners of the suites. The owner wishing to install tile in their suite will also be reminded that they are responsible for any noise that may be created in their suite as the result of the tile.

Leak

Rick MacDonald Contracting has found the leak into a townhouse suite which appears to be originating from the planter on the top floor of the townhouses. It appears that a repair was made, possibly when the building was constructed, as there is already a patch in the bottom of the planter. If they are not able to stop the leak, then the entire planter may need to be removed to properly stop the leak.

Rick MacDonald Contracting advised that the employee who was working on the planter had hurt their back and thus the repair had been delayed. Gateway will ask Rick to have the repair made as quickly as possible.

Resident Manager

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

Window Washing

The Strata Council discussed the issue of the window washing and agreed that the owners had approved the washing of the windows twice per year.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for September 16, 2008 at 7:00 p.m. There being no further business, the meeting was terminated at 9:05 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