

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, September 16, 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 Kenn Coblin

 Silvia C. Hoogstins, Property Manager

Regrets: Jim Cool

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 August 28, 2008 Strata Council meeting as distributed. Seconded. Carried.

FINANCES

David Waldref provided a review of the financial statements for August. The Strata Council requested that a Chubb fire panel monitoring invoice be recoded to a different general ledger account.

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

One of the doors repaired by Classic Painting was tested to ensure that the subsequent touch up of the paint would survive day to day use. The paint has performed well. Sarah Moen requested a copy of the original quote from Classic Painting and advised that she would contact Gateway with permission to pay the outstanding amount once the quote was reviewed.

A new floral arrangement has been ordered for the lobby of the tower. New pots and silk plants have arrived for the lobby of the townhouses.

Sarah advised that she would begin working on the samples and designs for upgrading the elevator cabs.

Elevator

As approved by the Strata Council, R & W Waterproofing Ltd. were advised that they could commence with the waterproofing of the elevator pit. The work was completed on Friday, September 5th and the inspection was done on Monday, September 8, 2008. Provided for Strata Council's information was a copy of the inspection report from the British Columbia Safety Authority. Ted McGrath has advised that a fire extinguisher will be installed in the elevator room and that he would confirm whether 110 power for the elevator is part of the emergency power system should there be a power failure. The new elevator code requires an emergency battery back up system for the elevator light and alarm bell.

Security

Ted McGrath has posted notices regarding the replacement of the security system and the exchange of fobs. Letters have been sent to the absentee owners advising them of the relevant dates regarding the change over in the system.

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Window Washing

Sea to Sky Window Washing were on site for the second cleaning of the windows. Provided for Strata Council's information was a copy of an email from the owner of a suite providing details of an incident that occurred with the window washer. Gateway has spoken to Sea to Sky regarding the incident and whether the window washer is the same person that has been to the building in the past as there has not been any previous incidents. Sea to Sky confirmed that the person who did the low rise is normally the person who does the high rise. He will speak to the gentleman regarding the incident.

Balcony Shade

Provided for Strata Council's information was a copy of the letter sent to a suite in response to their request to install a balcony shade on their balcony. Also included with the letter was the literature regarding the window film that was installed on the enclosure windows of a 6th floor suite.

Leak

Rick MacDonald Contracting has sealed the area under the planter on the top level of the townhouses. As soon as they verify that there are no longer any leaks into the suites below, they will complete the repair of the walkway.

NEW BUSINESS

Correspondence

Provided for Strata Council's information was a copy of a letter from the owner of a suite requesting permission to allow the purchaser of their suite to have a cat which is in contravention of the bylaws. The Strata Council advised that they cannot provide permission which is in contravention of the bylaws.

Fax Machine

Ted McGrath advised that the fax/photocopier in the office is no longer working properly. He purchased a replacement unit for \$49.00 plus \$19.00 for a four year warranty and \$29.00 for a replacement cartridge.

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Resident Manager

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

Recycling

The Strata Council discussed whether battery recycling bins can be obtained for the garbage rooms.

Smells

The Strata Council discussed a complaint of peculiar smells on the 15th floor. It was determined that the smells are cooking odors.

Exercise Equipment

A suggestion was made to lease new exercise equipment for the gym rather than purchasing the equipment. The Strata Council agreed that new equipment will have to wait until further into the fiscal year.

Building Information

The Strata Council reviewed an information package that was previously distributed to new residents. This package is different from the welcome package that is distributed to new owners by Gateway. The Strata Council will review the package in order to update the information.

Pool

The Strata Council discussed a possible leak originating from the pool. This will need to be investigated and repaired.

The interior of the pool needs to be painted and new markings painted in and on the outside of the pool. This work may need to be done soon however the Strata Council will monitor the situation at this time.

Energy Audit

The City of Vancouver has contacted multi unit residential buildings that are over 15 floors in order to conduct energy audits of the buildings. There is no cost to the Strata Corporation for the audit. The Strata Council agreed to the energy audit by the City.

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Olympics

The Strata Council discussed renting out the visitor parking stalls during the Olympics. The Strata Council will contact VANOC to see if they are interested in renting the parking stalls.

An owner inquired regarding the rental of his suite to overseas companies involved with the Olympics. His current tenant is leaving and he has been approached to rent his suite to one of these companies. The Strata Council advised that they require more information and details prior to making any decision.

Schedule Next Meeting

The next Strata Council meeting is scheduled for October 21, 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.

Gateway Property Management Corporation
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