

**CITYGATE 1 LMS195
MINUTES OF THE
STRATA COUNCIL MEETING
OCTOBER 21, 2008
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BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

Provided for Strata Council's information was a copy of an email from an owner regarding the paint peeling on the doors to suites on the 3rd floor. The Strata Council discussed the concern along with the wall paper issues that still need to be addressed. The painter that repaired the baseboards will be asked to attend to the peeling doors and provide a quote to repair the wall paper.

Ideas will be presented to the Strata Council for a new décor piece for the lobby table.

Elevator

Provided for Strata Council's information was a copy of an email from Vertech Consulting regarding the invoices and credits received from McRae's Environmental Services and A&A Anderson Tank Service. The Strata Council agreed that the McRae invoices can be paid, less the credit.

Also provided was a copy of an email from Vertech Consulting advising that West Coast Elevator has completed their remedial work. Vertech has contacted ThyssenKrupp Elevators regarding the anti-creep issue and requested a copy of the wiring diagrams.

Invoices have been received from Vertech and they are in line with the estimate provided for their services.

The Strata Council advised that the piston seal may have been damaged during installation as there is problem with the oil level. West Coast Elevator is currently looking into this issue. They also discovered some water in the elevator pit. R&W Waterproofing was contacted regarding this discovery.

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Security

Ted McGrath advised that the new intercom for the townhouses has been installed. New access fobs have been distributed. The new readers are in the process of the being installed and the transfer from the old readers to the new readers should start soon. The Strata Council expressed concern with the main garage gate as the receiver does not appear to be picking up the signal from the remotes. Ted McGrath will be advised of this issue.

Window Washing

An email was received from the owner of a townhouse unit regarding an incident involving the window washer. The email was forwarded to Sea to Sky Window Cleaning who advised that they would investigate the matter.

Balcony Shade

Provided for Strata Council's information was a copy of second letter received from the legal representative for a 15th floor suite that has requested permission to install a sun shade on their balcony. Also provided for Strata Council's information was information regarding Human Rights Claims from Clark Wilson Law Office. The Strata Council has requested that the owner provide information regarding other Human Rights cases that provide precedent for the issue.

It is suggested that the insurance provider for Citygate be contacted regarding this issue should it escalate further.

Leak

Rick MacDonald Contracting has sealed the area under the planter on the top level of the townhouses and verified that the leak has been stopped. The pavers have been reinstalled and the area has been cleaned and re-established.

Roof

Broadway Roofing completed the final deficiency and the remainder of their contract has been paid.

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Pool

The on site staff and the Property Manager investigated the location of the pool leak. It appears that there is water in the electrical conduit that use to provide power to the pool light. The on site staff have advised that they will remove one of the floor tiles to see if the location of the leak can be found and repaired.

NEW BUSINESS

Correspondence

The owner of a 25th floor suite has agreed to accept the offer of reimbursement for carpet and underlay in the bedroom of their suite. They had originally requested compensation for the damaged hardwood flooring but were advised that the Strata Corporation is not responsible for improvements made to suites.

Renovations

The owners of a 17th floor suite requested permission to install cork flooring in their suite. They supplied information regarding the soundproofing that they would be installing under the cork and began the work without receiving written permission from the Strata Corporation. The Strata Corporation requested that a letter be sent to the owners advising that their installation does not meet the criteria set out in the bylaws and that they will be responsible for any noise complaints received regarding their suite.

As approved by the Strata Council, a letter was sent to a townhouse suite advising that they could replace their gas fireplace.

As approved by the Strata Council, a letter was sent to a 7th floor suite advising that they could install hardwood flooring in their suite.

The new owners of a 4th floor suite requested permission to install new kitchen countertops and new flooring in their suite. The Strata Council approved their request.

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Renovations cont.

The owner of a 4th floor suite requested permission to install hardwood flooring in their suite, new tile in the foyer and new carpet in the bedrooms. They also wish to replace the kitchen countertops, sink, cabinets and fireplace. The Strata Council approved their request.

The owner of an 18th floor suite requested permission to install hardwood flooring and new kitchen countertops in their suite. The Strata Council approved their request.

The owner of a 27th floor suite requested permission to renovate their suite. The Strata Council approved their request.

All owners are reminded that they must received written permission prior to beginning any renovations in their suite. Owners must submit their written request prior to the monthly Strata Council meeting so that it can be discussed at the meeting. Owners will be contacted in writing with the Strata Council's decision following the meeting.

Irrigation System

University Sprinklers has been asked to winterize the irrigation system.

All residents that have water taps on their balcony are reminded that they must shut off and drain their water tap before the outside temperature drops to freezing.

YWCA

Provided for Strata Council's attention was a letter from the YWCA requesting permission to install a fence around the common green area in front of their outdoor playground. The Strata Council discussed the request and suggested that hedges could be used to surround the green space rather than a fence. The Strata Council agreed to view the area prior to making a decision.

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Parking Stalls

The potential purchaser of a 6th floor suite is requesting the use of a handicap parking stall. Ted McGrath has advised that stall number 102 is rented to someone who does not require a handicap stall. The renter of the stall has agreed to exchange the rental stall for the parking stall belonging to the 6th floor suite.

Resident Manager

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

Gym

Upgrades to the gym may not be done this year. Residents are asked to still provide suggestions for upgrades that they would like to see made to the gym and pool area.

Schedule Next Meeting

The next Strata Council meeting is scheduled for November 18, 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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