

MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, November 18, 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
 Kenn Coblin

 Silvia C. Hoogstins, Property Manager

Regrets: Jim Cool 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 October 21, 2008 Strata Council meeting as distributed. Seconded. Carried.

FINANCES

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

Provided for Strata Council's information was a spreadsheet indicating the budget and expenses for the repair of the elevator in the townhouses. Also provided was an updated spreadsheet for the renovation account.

An arrears list was provided for Strata Council's information. The Strata Council wishes to remind residents that parking stall payments must be kept current for rental parking stalls. Residents that do not pay for their rental parking stall on or before the first day of each month will be notified that their parking stall agreement has been cancelled and their parking stall will be allocated to the next person on the parking stall waiting list. Residents must make arrangements to pay their rental parking stalls by automatic debit from their bank account.

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

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BUSINESS ARISING FROM THE MINUTES

Elevator

An invoice was received from R & W Waterproofing in the amount of \$5,250.00. The Strata Council discussed the waterproofing issue and agreed that the amount should be paid, however the holdback to Vertech Consulting is not to be released until the issue of the waterproofing is resolved.

Provided for Strata Council's information was a copy of an email from Fujitec confirming that the maintenance agreement will include the new cylinder providing that the PVC remains pressurized and does not leak.

Common Areas

The Strata Council discussed the quote received to repair the wall paper and paint on the various floors. Discussion ensued regarding the work done by Classic Painting. The Strata Council requested a letter be sent to Classic Painting advising that there are still concerns with the work that was done and whether they are willing to assist with monetary payment towards the repairs that are required.

Security

The installation of the new security system, automatic door opener and townhouse enterphone is complete. There have been a few issues with the townhouse enterphone which are currently being resolved.

The Strata Council was advised that some residents have started using the over head gates as a means of access rather than using the pedestrian gates when on foot. The visitors parking gate appears to be used the most and the extra use will cause more wear and tear on the gate.

ALL RESIDENTS ARE REMINDED THAT THEY SHOULD USE THE PEDESTRIAN GATE WHEN ON FOOT RATHER THAN THE OVERHEAD GATE IN ORDER TO ACCESS THE PARKING AREA. EXTRA USE OF THE OVERHEAD GATE WILL MEAN MORE WEAR AND TEAR AND MAINTENANCE ON THE GATE.

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Security cont.

Action Lock and Security will provide a quote for a replacement camera for the lobby. They will also provide a quote for a replacement camera for the loading zone.

The warning light at the end of the driveway has failed. Precision Electric is unable to find a replacement light bulb so a new fixture was ordered.

Balcony Shade

Provided for Strata Council's information was a copy of the letter that was sent to the owners of a 15th floor suite regarding their request to install a balcony shade.

Correspondence

A quote has been received from Strata G Flooring and Design for the cost of replacement carpet and underlay for the bedroom of a 25th floor suite. The quote is in the amount of \$626.00. Their hardwood flooring was damaged by a window leak and the Strata Corporation is responsible for the cost of replacing the original floor covering which was carpet.

Pool

The on site staff removed the tile at the end of the pool and discovered that it is not the source of the leak. The Strata Council advised that the source of the leak may have been discovered however to be sure, the pool may need to be closed for a short time to determine if the leak continues. The water level of the pool also needs to be lowered to determine if the source has been discovered. Gateway will speak to the on site staff regarding this issue.

YWCA

The YWCA has contacted Gateway to determine whether they can install a fence around the grass area in front of their unit. The Strata Council has reviewed the area and has agreed to allow bushes to be installed however a fence will not be allowed.

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NEW BUSINESS

Renovations

The owners of a 28th floor suite have requested permission to renovate their bathroom. The Strata Council approved the request as presented. The owners have submitted a signed Indemnity Agreement.

The owners of a 7th floor suite have requested permission to replace their entry tiles and carpet with hardwood flooring and remove the tiles from their fireplace and replace with new tiles. They have submitted their Indemnity Agreement for this work. The Strata Council has approved their request.

Christmas Bonus

The Strata Council discussed the Christmas bonuses for the on site staff and agreed to the same amounts as last year.

Management Contract

Last year the Real Estate Council required that all management companies issue new management contracts that provide pricing for all possible costs that may be billed to a strata corporation. Gateway presented a new contract to the Strata Council however it was never signed or returned. A new copy of the contract was presented and signed by the Strata Council.

Plumbing

The owner of a suite presented an invoice for work that was charged back against their suite. The Strata Council reviewed the invoice and agreed that the work is the responsibility of the Strata Corporation and the costs should be reversed from the owner's account.

Window Washing

The owner of suite submitted a letter to the Strata Council regarding the second washing of the windows. The owner advised that he had not voted in favour of washing the windows twice per year and had requested that a company be found to wash the glass railings along with the windows once per year. The Strata Council reviewed the letter and agreed that the owner had suggested that the windows only be washed once per year however other owners had suggested that the windows be washed twice per year.

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Legal Issue

The former owner of a 27th floor suite has contacted the Strata Council via his legal counsel to dispute the money that was retained when the suite was sold. The expenses were incurred as the result of the Strata Corporation's involvement in the eviction of the owner's tenant. Grossman and Stanley will be representing the Strata Corporation regarding this matter.

Annual Christmas Party

The Strata Council agreed to set December 15, 2008 as the date for the annual Christmas party.

Schedule Next Meeting

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