

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195  
held, January 20, 2009 at 7:00 p.m. in the Meeting Room 1188 Quebec  
Street, Vancouver, B.C.**

Attendance:            Olga Volkoff            Cameron Lowry  
                              Cindy Coehlo            David Waldref  
                              Kenn Coblin  
  
                              Silvia C. Hoogstins, Property Manager

Regrets:                Jim Cool                Sarah Moen

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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 November 18, 2008 Strata Council meeting as distributed. Seconded. Carried.

**FINANCES**

David Waldref provided a review of the financial statements. The gas account is over budget at this time. The revenue collected to date is lower than expected due to less miscellaneous revenue collected.

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

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

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**BUSINESS ARISING FROM THE MINUTES**

Elevator

Provided for Strata Council's information was a copy of an email from Vertech Consulting regarding the final 10% holdback amount that had not been paid to West Coast Elevator until the waterproofing issue was resolved. As this issue has been resolved to the satisfaction of the Strata Council, the holdback will be released.

Provided for Strata Council's attention was a copy of an email from Fujitec Elevators advising that they have taken back the hydraulic elevator under contract effective immediately. They will issue a maintenance credit from March 1, 2008 to November 30, 2008.

Common Areas

Provided for Strata Council's information was a copy of a letter that was sent to Classic Painting regarding the common hallway wall paper finish.

Security

A complaint was received regarding the townhouse enterphone not working properly. The enterphone has since been repaired.

Provided for Strata Council's information was a copy of a quote from Action Lock and security for two replacement cameras plus the cost of installation in the amount of \$1963.50. A third camera is now also required as it has stopped working. A Motion was made to approve the purchase of the three cameras. Seconded. Carried.

Ted McGrath supplied the Strata Council with a binder for the new security system along with a price list for the purchase of new fobs. The Strata Council approved the price list as presented. Fobs can now be purchased that open the pedestrian gates and building doors only. The fobs are smaller than the current fobs that also open the garage gates. New fobs will cost \$100.00, the smaller fobs are \$80.00. Refund for fobs are \$50.00 for the regular fobs and \$40.00 for the smaller fobs.

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Pool

The on site staff has lowered the level of water in the pool and the leak into the underground has substantially subsided. A contractor will be contacted regarding a permanent repair for this problem.

YWCA

Provided for Strata Council's information was a copy of the letter sent to the YWCA regarding their request to install a fence around the grass area adjacent to their yard. They have been advised that they have permission to plant bushes on the East side of the grass area however permission to install a fence will not be granted.

Window Washing

Provided for Strata Council's information was a copy of a letter sent to the owner of a suite who had requested that the windows only be washed once per year and that a contractor be found who can wash the balcony railing glass.

Legal Issue

Gateway had provided Grossman and Stanley with the file pertaining to the former owner of suite 2701. Rod Pearce had been provided with the parameters for the settlement of this issue. An email was received from the legal representative for Graham Ford in which the lawyer has advised that they will be pursuing the return of the legal fees and fines that were kept by the Strata Corporation and will also be looking for damages. Rod Pearce recommended that the insurance company for Citygate be contacted as they would probably defend the claim due to the issue of damages. Jamie Bleay of Access Law Group has been assigned by the insurance provider to defend the claim. A copy of the defense statement was provided for Strata Council's information. The issue of a counter claim also arose should Mr. Ford not be awarded the return of the fines and legal fees. Gateway will contact Rod Pearce to determine if a counter claim is required as the cost will be the responsibility of the Strata Corporation.

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Annual Christmas Party

Due to a miscommunication of the Christmas Party date, a decision was made to have a New Year party instead. The New Year's Party was scheduled for January 15, 2009.

Rose Ho and Anka Bratanic are to be thanked for decorating the lobby Christmas tree.

Building Energy Assessment

The Strata Council previously approved the participation of Citygate 1 in the City of Vancouver's energy audit program for high-rise multi family buildings. Provided for Strata Council's information was a copy of the report received from Prism Engineering who conducted the review. The Strata Council discussed the information presented in the report and requested that a copy of the recommendations be sent to Latham's for pricing.

Olympics

The Strata Council requested that a survey be distributed in order to determine how many owners wish to rent their suites during the Olympics. This information will help the Strata Council develop bylaws and rules for issues that may arise during the Olympics.

The Strata Council also discussed the possibility of renting out the visitor parking stalls during the Olympics as street parking will not be available.

**NEW BUSINESS**

Move in Date

The realtor for a 15<sup>th</sup> floor suite advised that the suite is for sale with an anticipated closing date of February 1 which is a Sunday. The realtor has requested permission to allow a move in on Sunday. The Strata Council agreed to this move in date as long as Ted McGrath was agreeable and able to supervise the move.

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Leak

On November 19, the hoses under roman tub in a 6<sup>th</sup> floor suite failed causing water damage in 4 other suites. The insurance provider was contacted should the cost to repair be more than the deductible. The insurance adjuster has awarded the contract to Phoenix Restoration who will begin work on Monday or Tuesday.

On December 8, Gateway met with the owner of an 18<sup>th</sup> and 19<sup>th</sup> floor suite. It appears that one owner installed a new kitchen faucet however a component was not properly tightened and water leaked in to the suite below. The owner of the suite agreed to pay for damages caused by the water leak.

The owner of a 6<sup>th</sup> floor suite reported that water leaked into their suite as the result of a washing machine problem in the suite above.

Fire Panel

Gateway has spoken to GE Security regarding the fire panel as it remains in trouble mode. GE has agreed to send their technician at no cost to determine the problem. Gateway provided GE with copies of the invoices paid to date regarding the fire panel and advised that this issue needs to be resolved as quickly as possible.

Gym Equipment

Provided for Strata Council's information was an email from an owner with suggestions for new gym equipment.

The Strata Council discussed the issue of donated equipment being left in the gym. The Strata Council requests that if you wish to donate equipment to the gym, please contact the on site staff prior to bringing the equipment to the gym. All donations must be in good working order as there is a liability risk for the Strata Corporation if broken equipment is placed in the gym and someone gets hurt.

The Strata Council also requested that sani towels be provided for the gym so that equipment can be wiped down after it is used.

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Underground Parking

Provided for Strata Council's information was a copy of an email regarding the water that was dripping off of the cars in the underground parking and seeping through the cracks onto the parking level below. Ted McGrath provided a copy of the engineer's report that was previously done on the parkade.

Discussion ensued regarding a possible re-assessment of the parkade to determine what repairs are required.

Security System

Ted McGrath reported that the DVR was no longer working. Action Lock and Security found the problem to be the power supply. The unit is now working.

Mechanical Equipment

The heat exchanger for the pool has started to leak. Latham's has been called to assess whether the unit can be repaired or whether it needs to be replaced.

Satellite Upgrade

Bell Express Vu currently has a satellite dish on the roof. A Strata Council member advised that Bell will upgrade the dish if a request is made by the Strata Corporation. Gateway will contact Bell to determine if there are any implications or costs associated with upgrading the dish.

Picture

A picture was donated by an owner for the meeting room. The Strata Council agreed to have the print framed and hung in the meeting room.

Renovations

The owner of a 15<sup>th</sup> floor suite requested permission to renovate their suite. The Strata Council approved the renovations as presented.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for February 17, 2009 at 7:00 p.m.  
There being no further business, the meeting was terminated at 8:30 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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