

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195  
held, April 21, 2009 at 7:00 p.m. in the Meeting Room 1188 Quebec Street,  
Vancouver, B.C.**

Attendance:            Olga Volkoff            Cameron Lowry  
                         Sarah Moen                David Waldref  
                         Kenn Coblin              Jim Cool  
                         Cindy Coehlo

Silvia C. Hoogstins, Property Manager

Guest:                 Ted McGrath

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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 presented. Seconded. Carried

**APPROVAL OF THE MINUTES**

A Motion was made to approve the Minutes of the February 17, 2009 Strata Council meeting as distributed. Seconded. Carried.

There were no Minutes for the month of March as the Strata Council meeting did not proceed due to quorum.

**FINANCES**

The approval of the financial statements was deferred to the next meeting.

The Strata Council reviewed the arrears for the operating and special assessment accounts.

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**BUSINESS ARISING FROM THE MINUTES**

Window Washing

As per the Strata Council, the quote from Sea to Sky Window Cleaning to clean the windows only was approved. They provided a quote in the amount of \$5,395.00 to clean the windows. They had also provided a quote of \$3,600.00 to clean the balcony railings. Champion Window Cleaning provided a quote of \$7,650.00 to clean the windows and \$3,200.00 to clean the railings. The cleaning of the glass railings will be discussed at the Annual General Meeting.

The work was scheduled to start April 20<sup>th</sup>. Notices were posted prior to the work commencing.

Legal Issue

No further information has been received regarding Graham Ford, former owner of suite 2701, and his claim for the return of legal fees and fines assessed against his strata lot.

Olympics

Provided for Strata Council's information were suggested bylaws regarding rentals during the Olympics. The suggested bylaws are attached to the Minutes for information only. The final wording of the bylaws will be presented to the owners at the Annual General Meeting for voting.

Fire Panel

The annual fire inspection has been completed. Provided for Strata Council's information was a copy of the deficiency report along with costs to repair the deficiencies. A quote will be obtained from Vancouver Fire Prevention for the repair of the deficiencies.

Mechanical Equipment

Latham's has advised that they have increased their annual contract cost by \$77.00 to \$2,912.00 per year.

Tree Service

Davey Tree Service has completed the first application of dormant oil on the tulip trees in the courtyard.

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**NEW BUSINESS**

Garbage Contract

As approved by the Strata Council, Gateway has terminated the contract with Smithrite Disposal and requested a contract from Waste Management.

The contract with Smithrite Disposal had come up for renewal and Gateway requested quotes from both Smithrite and Waste Management. Smithrite quoted \$95.00 per haul plus landfill cost and Waste Management quoted \$90.00 per haul plus landfill cost. Waste Management currently provides the recycling service for Citygate.

Exercise Equipment

Exer-Tech Services has advised that their contract has increased to \$233.00 per quarterly service visit. This is an increase of \$13.00 over their current price.

The Strata Council previously discussed the issue of donated equipment being left in the gym and the need for a sign that indicates that the use of the gym equipment is at your own risk. No equipment is to be donated to the gym unless it is approved by the Strata Council.

Elevator Contract

Fujitec Canada has advised that their mechanic's no longer carry keys for the building. After hours emergencies will require someone to let the technician into the building.

Building Access Remotes

Action Lock and Security had advised that they have another client that is still using the same access system that was previously used by Citygate. Action Lock inquired as to whether the Strata Council would be interested in selling or donating their old fobs to this client. Gateway contacted the Strata Council and responded to Action Lock that we would be interested in selling the remotes that were returned by the owners. A price of \$12.00 each was agreed to by Action Lock. They will forward a cheque to our office.

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Landscaping

An owner expressed concern that the pampas grass in the courtyard had not been trimmed and looked messy. Ted McGrath confirmed that he trimmed the plant prior to going on holidays.

Renovation Tax Credit

An owner had inquired regarding the renovation tax credit being offered by the government. The following information has been provided regarding this issue:

The government is allowing tax credits for renovations in individual homes and Strata Corporations. If a Strata Corporation is doing common area upgrades or renovations, they can send every strata owner a notice of their individual amount of the project based on unit entitlement or if it is by special assessment, then the amount assessed can be used towards the credit application. The government does not require back up to be included with the tax return however it does require the owner to maintain information should they require it in the future. The only draw back is that once strata lot owners begin to put forth credit applications, the Strata Corporation will now be on the government's radar. Strata Corporations are suppose to file income tax returns. This requires an annual audit of the Strata Corporation books which is a cost of between \$5,000.00 and \$8,000.00. Currently the government has not been enforcing the submission of tax returns however if a Strata Corporation is brought to their attention, then they may start looking.

Electrical Vault Maintenance

The electrical vault is due for maintenance. Eaton Corporation provided a quote of \$3850.00 and Schneider Electric provided a quote of \$4480.00 for the work. Maintenance of the vault is required every three years. Eaton has been scheduled to clean the vault.

Insurance Claim

A sewer line backed up in to two suites on the 7<sup>th</sup> floor and also one suite on the 6<sup>th</sup> floor on January 17, 2009. Work has begun on the repairs to these suites.

Staff

Mate Bratanic has advised that he will be taking a leave of absence from April 1 to May 30<sup>th</sup>. From June 1 to 21, both Mate and Anka will be on holidays.

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Pool and Hot Tub

An incident occurred in the hot tub that required the tub to be drained and cleaned. Some minor repairs were completed while the tub was empty.

Provided for Strata Council's information was a copy of a quote from Imperial Paddock Pools for repairs required to the pool. The Strata Council reviewed the quote and agreed that the work needs to be done. Ted McGrath advised that the City inspector may not pass the pool in the future if the work is not done. The Strata Council agreed to approve the quote provided by Imperial Paddock Pools however a final decision will need to be made regarding the painting of racing lanes at the bottom of the pool. This item was tabled to the next meeting.

Human Rights Tribunal

As previously advised, the owner of suite 1501 has begun a Human Rights action as permission was not granted for the installation of a sun shade on this balcony. Gateway has forwarded the information from the owners file to Rod Pearce of Grossman and Stanley. As requested by the Strata Council, Rod has advised the Case Manager that the Strata Council is interested in an early settlement meeting. The Strata Council will need to provide dates on which they will be available for this meeting.

Maintenance Issues

Ted McGrath advised that the owners of a 21<sup>st</sup> floor suite reported a leak in their suite. The leak was found to be condensation from the dryer vent.

Canada Post has replaced the mailbox panel locks.

A 7<sup>th</sup> floor and 13<sup>th</sup> floor suite complained of hot water in their ensuite toilets and uneven ensuite shower water temperature. A 12<sup>th</sup> floor suite was asked to shut off their ensuite shower mixing valve as this had been the source of the problem in the past. This matter is still being investigated.

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Roof Decks

Ted McGrath provided information regarding various roof decks that require maintenance to ensure that there are no leaks into the suites below.

All residents are reminded that they are responsible for ensuring that their decks are kept clean of moss, algae and weeds. Care should be used when cleaning the deck surface and water should not be allowed to spill onto the decks below.

Schedule Next Meeting

The next Strata Council meeting is scheduled for May 19, 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.

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

**CITYGATE LMS195  
POTENTIAL OLYMPIC BYLAWS**

1. Strata lot owners who purchased after June 29, 2006 and were not grandfathered under the new rental bylaw that was adopted on June 29, 2006 will be granted permission to rent their suite during the Olympics. Strata lot owners who are not grandfathered and purchased their suite after June 29, 2006 must return the status of their suite to "owner occupied" as of March 31, 2010.
2. Failure to return the status of the suite to "owner occupied" as of March 31, 2010 will result in fines as per bylaw 18.7.
3. All strata lot owners who rent their suites must supply a Form K indicating that their tenant has been provided with a copy of the bylaws for Citygate 1 and the tenant's contact information is supplied to the Strata Corporation.

4. All strata lot owner who rent their suites during the Olympics must pay a user fee of \$250.00 to be used to help pay the additional costs that will be incurred during the Olympics such as extra cleaning and security.

5. Strata lot owners will be responsible for any damage to the common area that is caused by their tenant. Strata lot owners will also be responsible for any fines that result due to the infraction of bylaws by their tenants.