

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195  
held, May 19, 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            Cindy Coehlo

                         Silvia C. Hoogstins, Property Manager

Regrets:                Jim Cool

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The meeting was called to order at 7:10 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 April 21, 2009 Strata Council meeting as distributed. Seconded. Carried.

**FINANCES**

Provided for Strata Council's information was a copy of the arrears list for the operating account and a copy of the arrears list for the special assessment account. The Strata Council requested that legal action proceed against the owner of a 3<sup>rd</sup> floor suite who is currently in a serious arrears position.

David Waldref reviewed the financial statements. A request was made to accrue a number of invoices in to the 2008-2009 budget as the work charged on the invoices was completed in the current fiscal year.

The Strata Council will review the proposed budget for the 2009-2010 fiscal year. The proposed budget will include an increase in the strata fees.

A Motion was made to accept the financial statements with the requested amendments. Seconded. Carried.

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**BUSINESS ARISING FROM THE MINUTES**

Window Washing

Provided for Strata Council's information was a copy of a letter from the owner of a suite regarding the failure to wash the balcony glass railings. The Strata Council suggested that this issue be discussed at the Annual General Meeting.

Sea to Sky Window Cleaning will be paying to replace the broken glass panel in the sun room of suite 605.

Legal Issue

Jamie Bleay, the legal representative for the Strata Corporation assigned by the insurance company, has advised that a response is required to the settlement offer made by the legal representative for Graham Ford. They are requesting that the amount \$17,588.68 be split between both parties; \$8,794.34. The Strata Corporation's offer in December was \$5,000.00. Jamie Bleay is requesting that a decision be made to settle this matter.

Provided for Strata Council's information was a copy of the first email that was sent by the Stephen Mellows and Jamie Bleay. The Strata Council discussed the matter and agreed that a response had never been received to the initial offer of \$5,000.00. The Strata Council therefore requested that a response be provided by Graham Ford to the settlement offer of \$5,000.00.

Human Rights Tribunal

As approved by the Strata Council, Rod Pearce of Grossman and Stanley has advised the Human Rights Tribunal that the Strata Council is interested in attending an Early Settlement meeting. The date has been set for August 25, 2009. Rod has forwarded information to the Strata Council regarding a recent decision made by the Tribunal on screens. The Strata Council also requested a copy of the file for suite 1501.

Pool

Provided for discussion was a copy of the quote to repair the pool. The Strata Council agreed to the repair and repainting of the pool however the racing lines were not approved.

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Roof Decks

Provided for Strata Council's information was a copy of the roof deck list that was provided by Ted McGrath at the last Strata Council meeting. It has been suggested that the roof decks be repaired on an ongoing basis.

**NEW BUSINESS**

Maintenance Issues

Latham's was on site on April 19, 2009 to repair the sump pump control panel that failed causing water to back up into locker room number six.

Floor Access

Provided for Strata Council's information was a copy of a request from the resident of a 14<sup>th</sup> floor suite to have access to all floors in the building. The Strata Council agreed that access to all floors would not be provided.

Renovation

Provided for Strata Council's information was a copy of an email from the owner of a suite. The owner wished to advise the Strata Council that they need to replace the wooden flooring that they originally received permission to install as they had a water leak from their second floor bathroom which damaged the floor.

Insurance

Provided for Strata Council's information was a copy of the insurance certificate for Citygate.

Elevator

The Strata Council was advised Fujitec was on site to restore service to elevator cab number 1 which stopped working on May 6<sup>th</sup>, 2009.

Recycling

The City of Vancouver has cancelled their recycling bin pick up contract with International Paper Industries and awarded the contract to Waste Management. They have been supplied with the necessary keys to access the recycling bins.

Notices

As requested by the Strata Council, reminder notices were sent to all residents regarding over watering plants and not allowing water to flow off of the balcony onto the balconies below.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for June 16, 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  
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