

**CITYGATE 1 LMS195
MINUTES OF THE ANNUAL GENERAL MEETING
JULY 9, 2009**

The meeting was held in the lobby of Citygate 1 LMS195 1182 Quebec Street, Vancouver, B.C.

CALLING OF THE ROLL

It was reported at the commencement of the meeting that 36 (thirty-six) Owners were present in person and 37 (thirty-seven) Proxies for a total of 73 (seventy-three) Strata Lots represented.

The meeting was called to order at 7:00 p.m. by Olga Volkoff, President. The Strata Council introduced themselves to the owners in attendance

AGENDA

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

APPROVAL OF THE MINUTES

A Motion was made to approve the Minutes of the June 17, 2008 Annual General Meeting as distributed. Seconded. Carried.

PRESIDENT'S REPORT

Olga Volkoff reported that the repair of the townhouse elevator had been completed and the access system was replaced during the past fiscal year. Not much else was undertaken to ensure that budget funds were available. A glitch at the end of last fiscal year resulted in a number of gas invoices not being accrued into the previous fiscal year. The invoices were paid during this past fiscal year.

The Health Board has requested that the pool be repainted during this coming year. This work will be done shortly. The pool ceiling and walls will also be done while the pool is empty.

During the 2009-2010 fiscal year, the Olympics will be the big event. More information regarding the Olympics will be discussed during this meeting.

Owners are advised that some work will be required on the exposed roofs on the lower levels of the building. These areas are generally balconies or open areas over suites.

The elevators in the main building will also need some attention.

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BUSINESS ARISING FROM THE MINUTES

Renovations

The work that was committed to two years ago has been done in the common areas. There are some paint and wallpaper deficiencies that need to be redone. Quotes are being obtained to repair these deficiencies however during the summer months it is difficult to get contractors to quote on the work that needs to be done. The Strata Council is hoping that favorable pricing can be obtained for this work.

The elevators in the tower still need to be upgraded. This cost is approximately \$20,000.00 per elevator. It is the Strata Council's intention, at a later date, to upgrade the elevators with the owners' permission.

Olympic Lighting

Tunnel Vision was previously given permission to light the building during the Olympics. The group did not receive the funding or agreement required from the other buildings in the Citygate area so therefore they can not proceed.

INSURANCE REVIEW

The insurance certificate for Citygate was reviewed. The building is currently insured for \$64,868,000.00. There are significant deductible amounts and all owners are encouraged to consult with their own insurance provider to ensure that deductible coverage is included in the owner's personal insurance coverage. If a strata lot is found to be responsible for an insurance claim, the cost of the repairs if less than the deductible will be charged back to the strata lot. If the claim is more than the deductible, then the cost of the deductible will be charged back to the strata lot.

APPROVAL OF THE BUDGET

David Waldref presented the 2009-2010 fiscal year budget. The figure in the year to end actual amount spent for gas reflects 14 months of invoices and thus the account was over budget. As the winter was colder than normal, the use of gas also increased. All costs associated with the 2008-2009 fiscal year were accrued into the appropriate year. This allows for a more accurate 2009-2010 budget to be presented.

The 2009-2010 budget includes a 10% increase in the condominium fees which brings the condominium fees more in line with the fees in the other Citygate buildings. It also allows for funds to be transferred into the Contingency Reserve Fund. A question arose regarding the legal fees that may be incurred during the coming year.

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Olga Volkoff reviewed the legal issue that involved the previous owner of suite 2701. Some of the funds that were retained from the previous owner were returned and the matter has since been settled. There is currently a Human Rights action against the Strata Corporation. A preliminary meeting has been scheduled to hopefully settle this matter. Legal counsel has been retained which will result in legal costs that have to be paid by the Strata Corporation.

A number of expenses for the common areas were accrued in to last fiscal year. There are funds budgeted to improve the recreation facilities. Last year this work was put on hold due to the gas issue. The recreation facilities have to be reviewed to determine what upgrades will be done. A number of security cameras will also be upgraded.

Account 5730 has been established for Olympic expenses. A decision has not yet been made as to how these funds will be spent. Suggestions have been made that a full time concierge may be needed, extra building security and additional help to clean the building.

A question arose regarding whether the cost of washing the glass balcony railings has been included in the budget. Last year it was suggested that the windows only be washed once per year and that the railings be washed at the same time. There was a consensus of the owners that the windows be washed twice per year. The cost of washing the glass railings is \$3200.00 per washing. An owner advised that she had her own railings washed at a cost of \$125.00. It was suggested that all owners be responsible for cleaning their own railings.

A Motion was made to wash the windows twice per year. Seconded. Carried.

A Motion was made to amend the budget to include the cost to wash the glass railings twice per year. Seconded. Carried.

A Motion was made to approve the budget as amended. Seconded. Carried.

¾ VOTE RESOLUTION 1

Olga Volkoff presented ¾ Vote Resolution 1. ¾ Vote Resolution 1 will allow all owners the opportunity to rent their suite until March 31, 2010. Strata lot owners who are not grandfathered as part of the rental bylaw, owners who purchased after June 29, 2006, must return their suites to "owner occupied" as of March 31, 2010.

A Motion was made to amend the bylaw by deleting the words "during the Olympics" to "commencing January 1, 2010". Seconded Carried.

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A Motion was made to include $\frac{3}{4}$ Vote Resolutions 1, 2, 3, and 5 as part of $\frac{3}{4}$ Vote Resolution 1 rather having them separate. Seconded.

Therefore be it resolved that the Owners of Strata Corporation LMS195 Citygate 1 add bylaw 23.1 to 23.4 to the current bylaws.

- 23.1 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 commencing January 1, 2010. 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.
- 23.2 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.
- 23.3 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.
- 23.5 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.

Discussion: An owner spoke against the resolution to allow all owners to rent their suites during the Olympics. An owner suggested that voting down the resolution will not prevent grandfathered owners from renting their suites. The resolution is allowing for fairness to those owners who are not grandfathered as they will be able to rent their suites for a short period of time. Discussion continued regarding the pros and cons of renting suites during the Olympics.

Carried.

$\frac{3}{4}$ VOTE RESOLUTION 4

Olga Volkoff presented $\frac{3}{4}$ Vote Resolution 1. $\frac{3}{4}$ Vote Resolution 4. As there will be an increase in the number of residents in the building during the Olympics, owners who rent their suites for a short term rental will be required to pay a fee of \$250.00 per week to help with cover the cost of extra cleaning and security at the building.

Discussion revolved around the amount and whether it is enough to cover the added expenses. Owners were reminded that all rules and bylaws are still enforceable and that the strata lot owner is ultimately responsible for the actions of their tenants, guests or employees.

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Any damage caused to the common areas is also the responsibility of the owner of the strata lot. A suggestion was made to use a rental verification program to screen tenants. The suggested fee is to assist in the cost of extra security and cleaning.

A Motion was made to amend the bylaw by changing "Olympics" to "rental period" and to add "or part of the week, in advance." Seconded. Carried.

Therefore be it resolved that the Owners of Strata Corporation LMS195 Citygate 1 add bylaw 23.4 to the current bylaws.

23.4. All strata lot owner who rent their suites for a short term rental during the rental period must pay a user fee of \$250.00 per week or part of the week, in advance, to be used to help pay the additional costs that will be incurred during the Olympics such as extra cleaning and security.

A Motion was made to accept $\frac{3}{4}$ Vote Resolution 4 as amended. Seconded. Carried.

ELECTION OF STRATA COUNCIL

The Strata Council was thanked for all their work during the past fiscal year.

The following Strata Council members will continue on to their second year as Strata Council members:

Cam Lowry, Sara Moen, Kenn Coblin, Tracey Coelho.

The following owners agreed to join the Strata Council:

Olga Volkoff, David Waldref, Norm Gallinger

A Motion was made to elect the Strata Council members as presented. Seconded. Carried.

NEW BUSINESS

Olympics

Olga Volkoff reviewed information that she had received regarding the Olympics. It has been advised that special security access will not be required in the area around Citygate. Access in and out of the building made by difficult due to traffic issues. Information cards were sent out by the City regarding development proposals in the area.

The area next to the train and bus station will be a staging area for the screening of delivery vehicles to going to the Olympic sites.

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Tents will be set up in a pavilion across from Citygate. There has been no information at this time regarding a heliport in the area.

Science World has been rented by the Russians to show case the next Olympics.

Visitors parking will be an issue however as entering and exiting the building will be difficult due to traffic. A suggestion had been made to rent out the visitors parking area to VANOC however there has been no success regarding this issue. It was suggested that a rental company be approached to rent out the visitors parking stalls with security being mandatory as part of the rental.

The owners discussed the use of identification cards to indicate who are residents and who are rentals in the building. It was suggested that a bulletin be posted indicating which suites are rented during the Olympics.

Window Washing

A Motion was made to change the window washing dates to June and December from the current dates. Seconded. Defeated.

Bike Room

There are 170 bike stalls available and 150 are rented. 20 stalls are still available if anyone needs a bike stall.

The owners present wished to thank Ted McGrath and Silvia Hoogstins for all their work at Citygate. A special thanks to Ted for painting the corners in the visitors parking area to make them more visible.

There being no further business, the meeting was terminated at 9:15 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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