

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, August 18, 2009 at 7:00 p.m. in the Meeting Room 1188 Quebec Street,
Vancouver, B.C.**

Attendance: Olga Volkoff David Waldref
Sarah Moen Norm Gallinger
Kenn Coblin
Silvia C. Hoogstins, Property Manager

Regrets: Cindy Coelho Cameron Lowry

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 July 28, 2009 Strata Council meeting as corrected. Page 4 Landscaping. The Strata Council agreed to have the landscaping reviewed by the landscaper regarding any pruning. Seconded. Carried.

FINANCES

The financial statements for July 2009 were not available for the meeting. The financial statements will be reviewed at the next meeting.

BUSINESS ARISING FROM THE MINUTES

Pool

Provided for Strata Council's information were copies of quotes from Rick MacDonald Contracting and Wolfgang Painting to repair and paint the pool area. Norm Gallinger volunteered to get further quotes for the work. The Strata Council agreed to use a light colour throughout the room.

The Strata Council requested that a spray bottle and paper towels be placed in the gym in order to disinfect the equipment when it is used.

Window Shades

As approved by the Strata Council a letter was sent to the owner of a 23rd floor suite providing permission to install roller shades in their suite.

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Window Film

As approved by the Strata Council a letter was sent to the owner of a 3rd floor suite providing permission to install Huper Optic translucent window film on their windows.

Security System

Gateway spoke to Action Lock and Security regarding their quote for maintenance of the security system. The quote is for the maintenance of the security components that are already in place and not just the new components that were added during the security upgrade. The Strata Council considered the quote and agreed that the contract would not be necessary.

Gateway reviewed the cost of possible identification tags to identify residents of the building when entering the underground parking area. The Strata Council requested that signs be installed on the gate to remind residents to stop and use their own fob to open the garage gate. Many residents are attempting to follow other residents through the gate while the garage gate is open. There is a bylaw in place that requires residents to use their own fob to open the gate and it will be enforced. Residents who attempt to tailgate the vehicle in front of them will be fined as per the bylaw.

Islands

Ted McGrath has been advised that the islands can be removed from the parking garage. The Strata Council suggested that a dividing line be painted on the P2 parking entrance to keep vehicles on the appropriate side of the driveway.

Townhouse Steps

Gateway spoke to Rick MacDonald Contracting regarding the townhouse steps. Rick advised that any coating that is used on the steps will require regular replacement and maintenance. Acid washing the steps may help to improve the look. There is also the option of installing tile on the steps as a permanent solution. The Strata Council agreed to table this issue however Norm Gallinger will research possible paint options for the steps.

Common Areas

Kenn Coblín and Sarah Moen advised that they had nothing to report at this time. Quotes are being obtained to repair the common area paint.

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Human Rights Tribunal

The Strata Council reviewed the correspondence received from the lawyer representing the Strata Corporation at the Human Rights Tribunal. The Strata Council requested a time of line of events with respect to suite 1501 and the outside roller shade.

CORRESPONDENCE

Provided for Strata Council's information was a copy of an email from the owner of a suite advising that they have rented their suite temporarily to some one who has a dog. They are requesting permission to allow the dog to remain during the tenancy.

The Strata Council discussed the request and agreed that the no pet bylaw has to be enforced. The Strata Council requested that a fine be issued every seven days until the dog is removed from the suite.

The Strata Council advised that there is a dog living on the 27th floor which has recently moved in to the building. Gateway will contact the owner of the suite and request that the dog be removed.

NEW BUSINESS

PIPA

The Strata Council discussed the recent information that has been provided regarding Strata Corporations and the Privacy Act.

Elevator

The Strata Council discussed possible options regarding extra security for the elevators. Recent vandalism in the elevators may result in the installation of security measures to catch the vandal.

Townhouse Balconies

Three lower level townhouse owners have expressed interest in enclosing their front balconies. The Strata Council advised that a design proposal must be put forth to the owners for approval at the next Annual General Meeting. The design would then become the prototype for all other front balcony enclosures.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for September 15, 2009, 2009 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.

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