

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

Attendance: Olga Volkoff Kenn Coblin
Cameron Lowry

Silvia C. Hoogstins, Property Manager

Regrets: David Waldref Mark Iwanaka
Sarah Moen Norm Gallinger

Guest: Mr. Beruschi

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 September 15, 2009 Strata as distributed. Seconded. Carried.

FINANCES

The Treasurer was not in attendance and thus the financial statements will be reviewed at the next Strata Council meeting.

BUSINESS ARISING FROM THE MINUTES

Pool

Provided for Strata Council's information was a copy of the revised quote from Wolfgang Painting for painting just the pool room. Rick MacDonald Contracting also provided a revised quote to just repair and prepare the pool room walls and ceiling. The Strata Council approved the Rick MacDonald Contracting quote with the addition of a metal window sill cover and metal kick plates and the Wolfgang Painting quote as presented. As a quorum was not present at the meeting, the remainder of the Strata Council will be contacted regarding the quotes presented in order for majority approval to be received prior to awarding the work.

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Pool cont.

The men's dry sauna is still not in working order. The problem is users of the sauna have poured water on the elements to get steam, however this is a dry system which should not have water poured on it. The Strata Council requested that quotes be obtained for a wet sauna system.

Security

The garage gate sign regarding tailgating has been ordered and installed.

Human Rights Tribunal

Provided for Strata Council's information was a copy of the last email and the Response to Complaint in Form 3 and an Application to Dismiss in Form 8. Rod Pearce has advised that there has been no communication from the owners of 1501 or their legal representative regarding this matter.

Elevator Security

The owner of a suite had inquired as to what kind of security was being added to the elevators. The Strata Council has approved the installation of potential deterrents to help reduce the vandalism that is occurring in the elevators.

Islands

Rick MacDonald Contracting has completed the removal of the islands in the underground parking. A visitor to a suite reported that the paint on their vehicle was damaged by the dust and debris caused during the removal of the islands. ICBC has contacted the Property Manager for more information. This issue will be forwarded back to the contractor.

Garbage Room

All residents are reminded that only household garbage is to be placed in the garbage cans. Furniture, electronics and renovation waste cannot be placed in the bin. Waste Management will refuse to remove the containers if these items are found in the bins. Fines can also be issued by the City of Vancouver if these types of items are found during the disposal of the bin.

The Strata Council requested that signs be installed in the garbage room regarding what is appropriate to be put in the bin.

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Guest

An owner was present to discuss a letter that had been sent to them with respect to bylaw infractions that have occurred by the residents living in the suite. The required form K has been now been submitted and the residents have been advised to park in the appropriate parking stalls. The dog that is in the suite will be moving into a suite that is grandfathered for pets.

The owner advised that he has made repairs in his suite due to various issues that have arisen that should have been repaired by the Strata Corporation.

The Strata Council thanked the owner for attending the meeting and advised that a quorum was not present at the meeting and these issues would be discussed at the next Strata Council meeting.

CORRESPONDENCE

Provided for Strata Council's information was a copy of an email received from the owner of a suite. The owner will be obtaining a signed Form K from their tenant and requested a copy of the letter that was previously sent to them regarding the bylaw infractions caused by their tenant.

Provided for Strata Council's information was a copy of a letter sent to the owner of a suite regarding renovation debris that was left in the hallway and the noise from jack hammering occurring in the suite. Provided for Strata Council's information was a copy of a letter from owner in response to the letter sent to them regarding the unapproved renovations being made in the suite. The owner advised that they were repairing renovation work that had been completed in the past and that the renovations were not new. The Strata Council stated that in the future, this type of work should be communicated to the Strata Council and on site staff to avoid any misunderstanding.

An email was received regarding the resident who parks in parking stall in such a manner that their neighbour cannot park in their parking stall. The owner of the suite has been advised of the problem and will look to rectifying the situation.

A letter was sent to a suite regarding noise coming from the suite on September 19, 2009. A copy of the letter was provided to the Strata Council as the owner has advised that they wish to dispute the allegation.

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CORRESPONDENCE cont.

The Strata Council discussed the matter and requested that the Property Manager contact the owner regarding their decision.

NEW BUSINESS

Mechanical Systems

Complaints were received regarding a lack of hot water. The circulation pump for the heat exchangers for the domestic hot water and make up air water coil was leaking and noisy. Latham's pulled the pump in order for it to be repaired. The cost is \$1,975.00.

Gateway is currently waiting for a quote from Latham's to move a pump for the dry sprinkler system. The current location of the pump allows for damage if there are future water leaks.

A complaint was received from a suite regarding a loud humming noise. The problem was found to be the compactor. It has since been repaired.

Olga Volkoff provided a list of emails that have transpired in the last few weeks regarding mechanical problems that have been dealt with by Ted McGrath and Mate Bratanic. Both were thanked for all the work they have done to keep everyone at Citygate comfortable and with minimal inconvenience.

Ceiling Damage

A leak was reported in the livingroom of a suite. Rick MacDonald Contracting investigated and found that the leak is originating from the balcony above. They also found cracks from where the water was entering the suite. Provided for Strata Council's information was a copy of the email that was received from Rick as he has suggested that an engineer investigate the crack to be certain that there are no issues that need to be dealt with.

Gateway has contacted Marsh Engineering to investigate and determine if there are any structural issues regarding the cracking. There cost is \$160.00 per hour.

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Winterization

Notices have been delivered to the building regarding the winterization of the outside water taps. University Sprinklers has winterized the irrigation system.

Electrical Vault

The second procedure required for the cleaning of the electrical vault will be conducted on October 26, 2009. Notices have been delivered to the building along with a separate notice for the Daycare.

Gas Leak

A gas leak was detected on the gas line to the townhouses. The leak was due to a damaged pipe at the top surface of the cement slab. The problem has since been repaired.

Driveway Grate

It appears that someone stole a section of the driveway drainage grate. Rick MacDonald Contracting was able to provide the name of a company for the replacement grate.

Science World Parking

Ted McGrath advised that the staff parking lot on the south side of Science World has been closed. This will affect Citygate 2 and VanCity as a statutory right of way was included on their property to allow City of Vancouver access to their visitor parking. This right of way did not involve Citygate 1.

Olympics

The Strata Council advised that ads have been found indicating that suites are available for rent at Citygate during the Olympics. All residents and owners are reminded that bylaws have been passed that provide certain procedures if a suite is being rented during the Olympics. A copy of the bylaws is attached for reference.

Bike Lane

An owner advised that the bike lane that runs along Quebec Street is a solid line in front of the garage entrance to Citygate. The bike lane should be a dash line at the entrance to the underground parking to allow vehicles to legally cross the lane in order to enter or exit the parking garage. Gateway will contact the City of Vancouver regarding this issue.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for November 17, 2009, 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

OLYMPIC 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.
- 23.4. 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.
- 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.