

MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, November 17, 2009 at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.

Attendance: Olga Volkoff Kenn Coblin
Sarah Moen Norm Gallinger

Silvia C. Hoogstins, Property Manager

Regrets: David Waldref Mark Iwanaka
Cameron Lowry

The meeting was called to order at 7:15 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 October 20, 2009 Strata as distributed. Seconded. Carried.

FINANCES

Provided for Strata Council's information was a copy of the arrears list for the operating account.

The Treasurer was not available for the meeting however he provided a review of the financial statements. Currently the budget is in good shape. Discussion ensued regarding turning off the gas fireplaces in the summer to save money on gas. This suggestion was tabled for discussion at the next Annual General Meeting.

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

BUSINESS ARISING FROM THE MINUTES

Pool

As approved by the Strata Council, Rick MacDonald Contracting was given authorized to begin work on the pool room. Work will commence on November 16, 2009 and will take approximately two weeks to complete. Once the repairs are completed, Wolfgang Painting will start the painting and then Imperial Paddock Pools will start work in the pool.

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Human Rights Tribunal

Provided for Strata Council's information was a copy of the last email from Rod Pearce. It appears that neither the owner of 1501 nor their legal representative attended the conference call on October 30th. Rod will contact the Tribunal to establish what is available to the Strata Corporation.

Ceiling Damage

Marsh Engineering has been on site to investigate the crack in the ceiling of a suite. They have asked for the structural drawings for the building. Gateway will confirm as to whether these drawings are available on site.

Mechanical Systems

GE Security provided a quote in the amount of \$1536.00 to move a pump for the dry sprinkler system. The current location of the pump allows for damage if there are future water leaks.

Electrical Vault

Eaton Services and Systems has completed the servicing of the electrical vault.

Olympic Rentals

A notice and a copy of the Olympic bylaws were sent to all owners. Gateway has received requests from Prime Strategies who represent owners wishing to rent their suites. They require the owner to obtain a Form F which indicates that there is no money owing on the suite. Gateway has requested that the owners prepay their weekly \$250.00 prior to releasing the Form F. Prime Strategies is providing the information regarding how long the suite will be rented. Gateway is also keeping track of suite numbers for those owners who inquire about renting during the Olympics.

The Strata Council discussed additional services during the Olympics. Sara Moen volunteered to get pricing for a security guard.

Merv Therriault provided a copy of a drawing indicating which streets will be closed around Citygate. Quebec Street, north of Terminal will be open however there will be no street parking. The map has been posted in the common areas.

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Common Area Repairs

The Strata Council discussed the best course of action to repair the common area wall coverings. Some repairs will make a more significant improvement than other repairs. Sara Moen will obtain a quote to repaint the damaged suite doors first and the first floor hallway wall.

Garbage Room

Gateway provided stickers for the garbage room which indicate what can and cannot be thrown into the dumpster. Further signage will be obtained to clarify what is considered unacceptable items that could result in the garbage bin not being emptied by Waste Management.

NEW BUSINESS

Gym

Provided for Strata Council's information was a copy of an email from the owner of a suite regarding wheel chair accessibility in the gym. The Strata Council discussed the requested upgrades to the gym and changing rooms to make their more accessible to residents with mobility issues. The Strata Council agreed that further information is required in order for pricing to be obtained for the proposed changes.

Mechanical Equipment

Provided for Strata Council's information was a quote from Latham's regarding a number of items found during the recent preventative maintenance inspection of the mechanical equipment. Kenn Coblin volunteered to review the suggested repairs with the on site staff.

Christmas Bonus

Gateway provided the Strata Council with information regarding the Christmas bonuses that were paid last year to the staff members. The Strata Council provided the amounts to be paid this year.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for December 15, 2009 at 7:00 p.m. There being no further business, the meeting was terminated at 8:45 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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