

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, February 9, 2010 at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.**

Attendance:            Kenn Coblin            Cameron Lowry  
                         Sarah Moen            Mark Iwanaka  
                         David Waldref  
  
                         Silvia C. Hoogstins, Property Manager

Regrets:                Olga Volkoff            Norm Gallinger

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The meeting was called to order at 7:00 p.m. by Kenn Coblin.

**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 January 19, 2010 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 for the special assessment account.

As the Strata Council meeting was earlier in the month than usual, the January financial statements were not available for review. The January and February statements will be reviewed at the next Strata Council meeting.

**BUSINESS ARISING FROM THE MINUTES**

Pool

Imperial Paddock Pools has advised that the pool repairs should be completed by February 19, 2010.

Provided for Strata Council's information was a copy of a quote from Imperial Paddock Pools to replace the sauna heating units in both sauna rooms. Their quote is \$895.00 each. To just replace the elements would be \$600.00 each. The Strata Council inquired as to whether the units can be replaced with elements that allow water to be poured on for steam.

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Pool cont.

An email and phone call were received from the owner of a suite expressing concern with respect to the length of time it has taken to repair the pool.

Human Rights Tribunal

Provided for Strata Council's information was a copy of the latest email from the legal representative for suite 1501.

Olympic Rentals

To date the Strata Corporation has collected fees from three owners who are renting their suites for the Olympics. The on site staff has advised that there may be more rentals and that information has not yet been provided by the owners.

Fire Inspection

Provided for Strata Council's information was a copy of the annual fire inspection report. Gateway has requested a quote for the items they indicate need to be repaired.

Building Staff

Mate Bratanic has been asked to provide the date on which he will stop working. He has advised that his retirement will be delayed for now and that he will provide a date in the future.

The Strata Council suggested that a quote be obtained for the quarterly maintenance of the tiles in the high traffic areas.

Common Area Repairs

Sarah Moen advised that the paint for the suite doors has been confirmed. Ten doors will be done to ensure that the final finish is acceptable and the product works well.

**CORRESPONDENCE**

An email was sent to the owner of a suite as complaints were received that they were continuing with renovations to their suite into the late hours of the evening.

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**CORRESPONDENCE cont.**

A letter was received from the owner of a suite indicating that the second floor hallway smells like rotten eggs. The owners are concerned that the hallways are not properly pressurized which is allowing smells from the suites into the hallways.

Gateway has been advised that the owner of a suite has received notice from their tenants that they are moving out.

An email was received from a neighbouring building indicating that there is a messy balcony located six floors above the large deck on the North side of the building. A letter will be sent to the suite.

**NEW BUSINESS**

Renovation Request

Provided for Strata Council's information was a copy of an Indemnity Agreement and scope of work for a suite at 1182 Quebec Street. The renovation request includes the removal the glass blocks at the entrance to the suite and replacing the wall. The Strata Council reviewed the request and approved the request on the condition that the time frame and contractors are confirmed by the owner.

YWCA Daycare

The YWCA Daycare has advised that they will be leaving Citygate at the beginning of September.

Plumbing

The owner a suite has reported that he can hear water dripping in his wall. The on site staff advised that the suite above is empty and the noise may be result of water running in the sewer lines.

The owner of a townhouse unit reported that they did not have hot water. The on site staff was asked to look into this.

Landscaping

Davey Tree Service has provided a quote of \$1113.00 to treat the courtyard trees for aphids. The Strata Council approved the quote.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for March 23, 2010 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.

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