

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, March 23, 2010 at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.**

Attendance: Olga Volkoff Cameron Lowry  
Sarah Moen Mark Iwanaka

Silvia C. Hoogstins, Property Manager

Regrets: David Waldref Kenn Coblin  
Norm Gallinger

Guests: Ted McGrath Armand Akhavan  
Laura Krohn – City of Vancouver  
Shawn Biggerton – False Creek Residents Association

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The meeting was called to order at 7:00 p.m. by Olga Volkoff.

**GUEST**

Laura Krohn from the City of Vancouver presented information regarding a City of Vancouver pilot program to reduce gas and electrical use in highrise multi family buildings. The City's goal is to reduce green house gases. Since Citygate has been involved in a previous Power Smart program, the Strata Corporation is considered a good candidate for the City's program.

The program will provide funding to Strata Corporations to implement systems to reduce gas and electrical use. The savings in utility costs can be used to pay back loans to finance the cost of the systems. Most loans are between five and seven years.

The program starts with an energy assessment by Terasen Gas. The \$5000.00 cost for the assessment is paid by the City. A proposal for energy savings is then put together for the Strata Corporation to consider and decide whether they wish to proceed.

The Strata Corporation can choose not to proceed with the retrofit if it is determined that the program is not beneficial to the Strata Corporation.

The Strata Council agreed to sign up Citygate for the City of Vancouver pilot program.

Laura was thanked for her presentation. Ted McGrath and Armand Akhavan were thanked for being present.

Shawn Biggerton from the False Creek Residents Association was present to request that Citygate become a formal member of the Association. There is no membership fee however most Strata Corporations donate \$5.00 per suite as a one time donation. The Strata Council thanked Shawn for his presentation and advised that they would be in contact.

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**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 February 9, 2010 Strata as distributed. Seconded. Carried.

**FINANCES**

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

**BUSINESS ARISING FROM THE MINUTES**

Pool

The pool and hot tub repairs have been completed. The Strata Council had approved the cleaning of the pool tiles in the amount of \$1500.00 and the cost to regrout the hot tub tiles in the amount of \$750.00. Concern was expressed that the hot tub may have been filled too early and that the grout did not have time to properly set. So far there have not been any issues regarding the hot tub and pool.

Gateway has confirmed that the quote previous provided by Imperial Paddock Pools in the amount of \$895.00 is for units that can be used for both wet and dry heat. Imperial Paddock Pools has suggested that if water is poured on the unit for steam, that the amount of water be limited to a cup rather than a bucket full.

The Strata Council approved the replacement of the sauna heating units.

Human Rights Tribunal

No further information at this time.

Olympic Rentals

Gateway continues to reconcile the number of units that were rented for the Olympics and the owners that paid their fees. To date, no complaints or concerns have been received regarding the Olympics.

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Fire Inspection

Gateway is still waiting for quotes for the deficiencies that were found during the annual fire equipment inspection. GE has provided a quote of \$3,653.45 to replace three page zone amplifiers that are not working. GE has advised that the panel may need to be replaced due to the age and difficulty finding replacement parts.

Building Staff

Mate Bratanic has advised that he will remain at Citygate for at least one more year.

**CORRESPONDENCE**

A letter was sent to a suite regarding a complaint of noise coming from the suite. This suite has a predominately tile floor.

A letter was sent to a suite regarding an illegal dog that was left on the patio of the suite.

A letter and fine were sent to a suite for parking their vehicle in the visitors parking area.

An email was received regarding a request for any updates with respect to the gym equipment. The owner of a suite is interested in an electrical elliptical machine as opposed to the manual one.

**NEW BUSINESS**

Plumbing

Access request notices were delivered to suites on the 2<sup>nd</sup> through to 13<sup>th</sup> floor as hot water has been found in some of the toilets. A change in mixing valves causes this problem. Inspection of the suites is required in order to find the source of the problem. The inspection was conducted on March 11, 2010.

Ted McGrath has advised that Latham's and Active Controls have been on site to look for a resolution to the oscillating hot water output for the upper floors of 1188. The CPU program shows the 3 way valves got to max and minimum open/close positions during high load but the cause is still a mystery. Latham's has attached sensors to all critical points and will return to see if they can discover the problem.

Latham's has provided a quote of \$1750.00 to repair the heat circulation pump #14 that is leaking.

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Window Washing

The first window washing for 2010 is scheduled for April 26 to May 7, 2010 weather permitting.

Citygate Block Watch

The Citygate Block Watch group has requested permission to use the back courtyard to host a party during warmer weather. The request was sent to the Strata Council and has been approved.

Elevator Lights

The Strata Council advised that they were happy with the new elevator lights.

Schedule Next Meeting

The next Strata Council meeting is scheduled for April 27, 2010 at 7:00 p.m. There being no further business, the meeting was terminated at 9:30 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  
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V4C 1Y2**

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