

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, April 27, 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  
                         David Waldref        Kenn Coblin

Silvia C. Hoogstins, Property Manager

Regrets:                Norm Gallinger

---

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 March 23, 2010 Strata as distributed. Seconded. Carried.

**FINANCES**

The Strata Council reviewed the year end financial statements and requested that a number of items be accrued into the past fiscal year. Gateway will accrue the amounts and provide the Strata Council with a preliminary budget to be reviewed and finalized at the next Strata Council meeting.

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

The arrears have been significantly reduced from the past month.

**BUSINESS ARISING FROM THE MINUTES**

Pool

As approved by the Strata Council, Imperial Paddock Pools have been instructed to replace the heating units in both the men's and women's saunas. Gateway will contact Imperial Paddock Pools to determine if the work has been completed. Signs will be needed for the saunas indicating that large amounts of water should not be dumped on the heating units as this will cause damage to the units.

**CITYGATE 1 LMS195  
MINUTES OF THE STRATA COUNCIL MEETING  
APRIL 27, 2010  
PAGE 2.**

Human Rights Tribunal

As per the previous email that was sent to the Strata Council, Rod Pearce of Grossman and Stanley has advised that the owners have requested compensation as part of their Human Rights claim. Gateway has contact the insurance provider for the Strata Corporation as this matter can now be covered by insurance. The insurance provider has assigned their legal representative to the claim.

Fire Inspection

Provided for Strata Council's information was a copy of the deficiencies that were found during the annual inspection of the fire detection equipment. GE has not yet provided a quote to replace the fire panel. Gateway has asked Vancouver Fire and Security to provide a quote for the panel and to also do some preliminary inspection to see if anything else can be done. The Strata Council requested that the deficiencies be approved for repair and that quotes be obtained to replace the fire panel.

Plumbing

After inspection of the 01 suites, it was determined that the control valve in a suite was causing hot water in the toilet of another suite. A check valve was installed in the hot and cold lines which has resolved the issue of hot water in the toilet.

Common Area Repairs

The Strata Council discussed the work required to properly refinish the suite doors. The product that was thought to be the solution has already been used on the doors and has not adhered properly. The option to completely sand, prime and paint the doors may be more expensive than replacing the door. The Strata Council suggested that the cost of replacement doors be investigated.

**CORRESPONDENCE**

An email was received from the owner of a suite complaining about noise coming from the suite above. The on site staff investigated the hammering and drilling noise and found that it was not coming from the suite above but rather from the work being done in a different suite. Gateway will follow up with the owner of the suite as it does not appear that they had permission to renovate their suite.

**All residents are reminded that they are not to tailgate behind the vehicle in front of them when entering the underground parking area. Residents must stop and use their own remote to access the parking area.**

A letter was received regarding the fire panel alarm in early April and the fact that the panel could not be readily reset. The panel was eventually reset and GE Security left the system operational.

**CITYGATE 1 LMS195  
MINUTES OF THE STRATA COUNCIL MEETING  
APRIL 27, 2010  
PAGE 3.**

The fire panel is old and replacement parts are no longer available. The Strata Council is currently waiting for quotes to replace the panel. Concern was also expressed that the fire bells seem to be louder than what is required.

Gateway will review the fire safety plan and post notices regarding refuge areas within the building for those residents who are not able to use the stairs in the case of an emergency.

A letter was received regarding the new lights in the elevators. The lights in the elevators were replaced due to age and the possibility that the light bulb could fuse itself into the light socket. The current light bulbs are energy efficient. Some residents feel that the light bulbs are too bright and some residents are very happy with the new look.

All owners are reminded that if they wish to join the Strata Council they have the opportunity to nominate themselves at the Annual General Meeting for the 2010-2011 Strata Council.

**NEW BUSINESS**

Storm Pump

Lathams was contacted as the storm pump was making noise. They found that the pump needs to be repaired. The cost to repair the pump was \$2200.00 and the cost to replace the pump was \$2600.00. The quote to replace the pump was approved.

Emergency Pager

The emergency pager for Citygate broke. Gateway contacted Rogers Wireless to set up a cell phone instead of continuing with the pager. The cost of the cell phone is less than the cost of the pager and call center service.

Resident Manager's Suite

It has been reported that the fridge and stove in the caretaker's suite are not working well. The Strata Council approved the purchase of new appliances for the caretaker's suite.

Changing Rooms

The toilet in the men's changing room was replaced. It was an original Crane toilet and was not flushing properly.

Mechanical

Provide for Strata Council's information was a copy of a quote from Lathams to clean both heating boilers at a cost of \$3200.00. The Strata Council approved the quote.

**CITYGATE 1 LMS195  
MINUTES OF THE STRATA COUNCIL MEETING  
APRIL 27, 2010  
PAGE 4.**

Security

Provided for Strata Council's information was a copy of a quote from Action Lock and Security for a new Digital Video Recorder. The cost would be \$6389.60. The Strata Council requested further information with respect to why a new DVR is required.

Piping

Provided for Strata Council's information was a quote from KC Plumbing in the amount of \$3287.24 to replace the 4" cast iron drain pipes from the pool that are leaking due to chemical exposure. The Strata Council approved the quote as presented.

Garden Lights

Provided for Strata Council's information was a copy of a quote from Precision Electric to replace the seven light bollards in the back garden. The bases on the current bollards have rotted and most are tied to the fence to prevent them from falling over. The Strata Council agreed to put this item on hold so that new style fixtures can be investigated.

Bylaws

Changes have been made to the Strata Property Act. One of these changes includes section 142 which has added the clarification of what suites are to be counted in establishing the number of rental suites in a building. Bylaw 18.8 of Citygate's bylaws has to be amended to remain in compliance with the Act.

Elevator Repair

The elevator skin in one of the tower elevators needs to be repaired. The Strata Council approved the quote provided by Fujitec Elevators.

Elevator Lobbies

Gateway will follow up with Just George Cleaning to scrub the elevator lobby tiles.

Front Courtyard

The Strata Council advised that the front courtyard bricks have grass growing through the bricks. This area needs the same attention as the other bricks that do not have grass growing through them.

Townhouse Canopies

The Strata Council requested a quote to powerwash the townhouse glass canopies and metal frames.

Daycare

Gateway will contact the YWCA as there is a rumor that the daycare will not be closing as of September 30, 2010.

**CITYGATE 1 LMS195  
MINUTES OF THE STRATA COUNCIL MEETING  
APRIL 27, 2010  
PAGE 5**

Schedule Next Meeting

The next Strata Council meeting is scheduled for May 25, 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