

MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, May 25, 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
Anca Ciobanu, Property Manager

Guest: Merv Therriault

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 April 27, 2010 Strata as distributed. Seconded. Carried.

GUEST

Merv Therriault was present to discuss the filter system that had been installed in the electrical vault which has significantly reduced the amount of dust that accumulates in the vault and on the transformer. Merv suggested that future mandatory cleanings of the vault should be reviewed as the cleaning of the room may not be necessary and only the maintenance of the equipment may be required. Merv was thanked for his information.

FINANCES

Budget

Provided for Strata Council's information was a copy of the draft budget for the 2010-2011 fiscal year. The 2009-2010 fiscal year ended with a surplus of \$69,943.71. As requested by the Strata Council, a number of items were accrued into the past fiscal year. The Annual General Meeting has been scheduled for July 13, 2010.

The proposed budget includes an increase in the condominium fees of 3.5% and the expense to replace the fire panel. A Motion was made to approve the budget as amended. Seconded. Carried.

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Arrears

Provided for Strata Council's information was a copy of the arrears list for the operating account. The fiscal started with an arrears amount of \$9547.94 and end with an arrears amount of \$466.29. The Strata Council would like to thank the owners for keeping up to date with the condo fee payments.

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

Imperial Paddock Pools have advised that the new heating units for both the men and women's saunas will be installed during the first week of June. They will also provide the appropriate size ladles to pour water onto the units for steam and small receptacles will be purchased to place in the saunas for water.

Human Rights Tribunal

As advised by Rod Pearce of Grossman and Stanley, the Human Rights Tribunal has dismissed the claim by the owners of 1501 against the Strata Corporation. Citygate has spent \$15,323.00 plus \$9,033.90 in the past in legal fees with respect to the roller shade.

Fire Inspection

Gateway has approved the quote for the repair of the fire equipment deficiencies. GE has confirmed that the fire panel is functional. In the event of an alarm, the system will override the existing trouble signal on the panel and the system will go into alarm. Replacement parts are no longer available and the panel does have to be replaced.

Quotes to replace the fire panel have been obtained from GE and Vancouver Fire and Security and Mircom. A Motion was made to approve the quote provided by Mircom subject to clarification that all the necessary components are included in the price. Seconded. Carried.

Notices will be posted as soon as a date is scheduled for the replacement of the panel.

Emergency Pager

The cell phone for Citygate has been set up and is on site. The cell phone will replace the pager that was being used by the manager.

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Resident Manager's Suite

The new fridge and stove were ordered and delivered to the resident manager's suite.

Elevator Repair

Fujitec has repaired the elevator door skin in the Tower.

Elevator Lobbies

Gateway will ask Nedo Tile to provide a quote to replace the tiles in the elevator lobbies. The Strata Council suggested that the tiles in the elevator and elevator lobbies be put on the same schedule for cleaning as the common area carpet. Gateway will obtain quotes for this service.

Walkway Bricks

Ted McGrath has advised that he power washes the walks and driveways every year. The work will be underway shortly including the planter on the south side of the Tower. The weeds are treated before power washing.

Daycare

A letter was sent to the YWCA regarding the rumor that they may not be leaving in September. They advised that they are currently in confidential negotiations for funding and cannot comment on their situation at this time.

Townhouse Bricks

The Strata Council requested pricing to remove the townhouse patio bricks and the 6th floor patio bricks and replace with stamped concrete. Rick MacDonald Contracting provided a ballpark estimate of \$900.00 per patio to lift the bricks, clean the debris from under the bricks and replace the bricks.

Roof Membranes

The Strata Council requested a review of how many lower roof membranes still have to be done over living space.

Common Area Painting

Sarah Moen advised that the cost to repaint the suite doors will be \$175.00 which will include sanding, repairing and repainting the doors. Discussion ensued regarding the cost to replace the doors with stained wooden doors instead of painting the current doors. This issue will be discussed at the Annual General Meeting.

Bollards

The Strata Council will review the courtyard bollards in order to determine whether they should be replaced with a similar fixture or whether a different fixture should be installed.

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CORRESPONDENCE

Complaints were received regarding a loud party that occurred on May 15th in suite on the 11th floor. A letter has been sent to the owner and residents of the suite.

A complaint was received and a letter was sent to the resident of a suite for tailgating another vehicle into the underground parking.

A notice was posted in the common areas with respect to vehicles tailgating other vehicles when entering the underground parking area.

As requested by the Strata Council, a letter was sent to the owner of a suite in response to their concerns regarding the fire system.

A letter was sent to the owners of a suite as it appears that they may have renovated their bathroom without permission.

As requested by the Strata Council, a letter was sent to the owner of a suite regarding the previous complaints made with respect to noise in the building.

A letter will be sent to the residents of a suite as the female resident of the suite is bringing in two guests for training in the gym.

NEW BUSINESS

Staff

Mate and Anka Bratanic have advised that they will be leaving on June 30, 2010. Gateway has contacted Zoran and Zdravka Krezic and they have accepted the position of resident caretakers starting July 1, 2010.

Townhouse Lights

It was reported that 15 lights were not working in the townhouse corridor. The on site staff are responsible for the replacement of the common area lights and the lights that are above the entrance ways are the responsibility of the individual owners.

Exit Lights

The exit lights in the townhouse hallways and stairs are in poor condition. Gateway has asked Commercial Lighting for a quote to replace the fixtures and to advise whether there are any energy rebates for new, energy efficient fixtures.

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Energy Efficient Lighting

Provided for Strata Council's information was a report providing information on the number of non energy efficient light fixtures that are still in the building and the cost to replace the fixtures along with the rebate and energy savings information. This information will be updated to include energy efficient exit light fixtures.

Renovations

Provided for Strata Council's information was an indemnity agreement for the renovation of a townhouse kitchen. The Strata Council was also provided with a request from the owner of a townhouse to change the door to their suite. The owner also advised that there is a free seed tree in the courtyard that is growing into their window and needs to be removed.

Appraisal

An updated appraisal has been received from Valuations West. The current appraised value is \$65,924,000 which is up from the current insured value of \$64,868,000.00. BFL has been provided with the increased value to update the strata corporation's insurance.

Exterior Painting

The Strata Council requested a quote to paint the metal around the entrance doors and on the lower floors of the Tower. The paint has faded and the metal is in need of repainting.

Accessibility

A suggestion was made to install handles in the changing room showers to allow residents with mobility problems easier access in the showers. The Strata Council also requested that the hinges on the courtyard gate be reversed to allow easier wheelchair access.

Property Manager

Gateway advised that a new Property Manager will be assigned to Citygate. Anca Ciobanu will be the new Property Manager along with her Administrative Assistant Karin Botha. Silvia Hoogstins will continue as Property Manager until after the Annual General Meeting.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for June 15, 2010 at 7:00 p.m. There being no further business, the meeting was terminated at 9:00 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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