

MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, July 20, 2010 at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.

Attendance: Olga Volkoff Mark Iwanaka
Don Calder Kenn Coblin
Christine Wallsworth Armand Akhavan

Silvia C. Hoogstins, Property Manager
Anca Ciobanu, Property Manager

Regrets: Norm Gallinger

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

ELECTION OF STRATA COUNCIL POSITIONS

The following Strata Council members were elected to the following positions:

Olga Volkoff – President,
Kenn Coblin – Vice President,
Mark Iwanaka – Treasurer

The remaining Strata Council members are considered members at large.

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 June 15, 2010 Strata as distributed. Seconded. Carried.

FINANCES

Arrears

Provided for Strata Council's information was a copy of the arrears list for the operating account. All owners are reminded that their accounts must be up to date.

The financial statements for June 2010 were not available for the meeting. The financial statements will be reviewed at the next meeting.

BUSINESS ARISING FROM THE MINUTES

Fire Panel

Mircom has advised that the replacement of the panel is almost completed. The verification testing will occur during the week of July 26-30. They have advised the completion of the work has been delayed because they found a whole lot of hidden relays they were not aware of. The property manager has

**CITYGATE 1 LMS195
MINUTES OF THE STRATA COUNCIL MEETING
JUNE 15, 2010
PAGE 2.**

advised that this is very common in 'retrofit' application, and is critical to the panels operation, but unfortunately will result in an 'extra' to the original quote.

Elevator Lobbies

Just George Cleaning scrubbed the tiles on elevator lobbies at Townhouses (three lobbies) and on the Tower (two lobbies) .The one in townhouses are perfectly done, the one in the Tower will need extra attention on our their next visit that is scheduled for October. They did not cleaned tiles in the elevators because they advised that kind of tiles did not require scrubbing.

Corner Guards

At the last meeting a suggestion was made that full length stainless edge to be installed on the vertical sides of the elevators on each floor to reduce the amount of damage that occurs to the corner of the walls. The Strata Council has been provided with two quotations. It was moved/seconded to approve the quotation received from Main Sheet Metal Works Ltd. CARRIED

Bollards

The Strata Council has agreed that inside the courtyard fence 1 bollard will be replaced with the same type and outside all 6 bollards will be replaced with the same type. Strata Council will further investigate the matter to see if there are some bollards that are subject to the powersmart program rebates.

Common Area Painting

At the last AGM the ownership approved the repainting project as the paint has started to scratch and peel on most suite doors It was moved/seconded to approve the quotation received from Just In Time Painting. CARRIED

Owners are advised that they do have the choice not to accept the painting of their door at this time. However, they will be asked to sign a waiver, taking the responsibly of paying for the painting of the door in the future, if requested by Strata Council.

The scope of work is to fully repaint the resident doors and frames, hall facing side only. The contactor advised that the public safety will be of prime concern at all times. The project will be completed in September and the details of the project will be discussed at the next Council meeting.

Energy conservation pilot program

This 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.

Laura Krohn of City of Vancouver has advised that they are currently sorting buildings into operational categories for the initial assessments. They will have the assessment

**CITYGATE 1 LMS195
MINUTES OF THE STRATA COUNCIL MEETING
JUNE 15, 2010
PAGE 3**

categories sorted out in the next few weeks, with the intention of completing all the assessments by the end of the summer. The energy efficiency proposal will be presented to strata councils in the fall.

CORRESPONDENCE

Provided for Strata Council's information was a copy of a request received from an owner concerning a water leak issue in their unit. The matter was investigated and it was determined that it is a dryer duct problem.

Provided for Strata Council's information was a copy of an e-mail received from an owner concerning pigeon nuisance. She expressed her concerns with the pigeon droppings that are also known to harbor a variety of diseases and parasites, and large accumulations may present a human health hazard. Council advised the matter will be further investigated by a pest control company. In the meantime owners are reminded the following Bylaw:

9.3 No strata lot owner shall feed pigeons, gulls or other birds or animals from their strata lot or anywhere within Strata Plan LMS 195 boundaries.

A letter was sent to a suite as complaints were received regarding their windows covered with foil.

A letter was sent to a suite as the guest of the resident has been witness carrying a bicycle in the elevator.

Owners are reminded that as per Strata Corporation's Bylaws, no bicycles are allowed inside the common property except in the designated bike parking area.

We bring to your attention the Bylaw # 4 of Strata Plan LMS 195, Citygate which reads:

4.4 Bicycles, tricycles and any other such vehicles are not to be taken into the building or through common areas within the building or stored on balconies, or other areas of common property or limited common property, except for designated storage areas.

NEW BUSINESS

Renovations

The residents of a suite have submitted an Indemnity Agreement to install hardwood flooring and 6 mil cork underlay in their suite. The request was approved by the Strata Council.

**CITYGATE 1 LMS195
MINUTES OF THE STRATA COUNCIL MEETING
JUNE 15, 2010
PAGE 4**

Lathams - Quotes

Following a regular maintenance visit Lathams noted that the motor and blower pulleys on the make up air unit serving men's changing room are worn and should be replaced. Also they advised that the chemicals for the heating system require replenishment. After further investigations the Council approved both quotations via e-mail.

Visitors Bike Rack

It was noted that there are a number of bicycles on the visitors bicycle rack which is located in the visitor parking area. Owners are advised that this bicycle rack is meant for bicycles belonging to visitors to Citygate and it is not to be used for bicycles that are owned by residents of the building. The residents must store their bicycles in the bike room.

BCSA non-compliance

Luke Briggs of Fujitec advised that they received a non-compliance from the BC Safety Authority citing that there is no fire extinguisher located in the elevator machine room at 1188 Quebec Street. The Property manager advised that the extinguisher was removed in order to be serviced. Now it is back from service.

Window issue at one unit

On July 12, 2010 the window of one unit was blown away by a very strong wind. Action Glass replaced the window and an insurance claim will be filed to recover the costs. As per Council decision the insurance deductible will be charge back to the owner of the unit.

Security Alert

Residents are advised that may be a scam going on in the area which may make residents believe that their Strata Council has arranged for servicing of fireplaces and stove tops.

Please be advised that all services contracted by Strata Corporation are announced in advance by notices posted in the building. If are not sure it is a strata project, you can always verify the information with Zoran Krezic, the resident manager. Zoran can be reach at 604 961 5717.

**CITYGATE 1 LMS195
MINUTES OF THE STRATA COUNCIL MEETING
JUNE 15, 2010
PAGE 5**

Window cleaning

The window cleaning of the inaccessible windows will begin on **Monday, August 30, 2010 through to Friday, September 10, 2010** between 8:00 a.m. to 6:30 p.m. (weather permitting). The job takes approximately 2 weeks to complete but will not include weekends.

Emergency Procedures - Back up plan to help people who might need help in case of emergency

It was noted that the building should have emergency procedures in place. The matter will be further reviewed at the next Council meeting.

New Rule – Pool and Jacuzzi

It was moved /seconded to repeal Rule # 8 which reads:

8. Hours of use are from 6:00 am. to 11:00 p.m. All occupiers must leave the area by 11:00 p.m.

And replace with:

8. **Hours of use are from 5:00 am. to 12:00 p.m. All occupiers must leave the area by 12:00 p.m. Carried.**

Schedule Next Meeting

The next Strata Council meeting is scheduled for August 17, 2010 at 7:00 p.m. There being no further business, the meeting was terminated at 9:10 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	Main Switchboard	(604) 635-5000
400-11950-80th Avenue	Fax	(604) 635-5001
Delta, B.C.	Property Manager	(604) 635-5063
V4C 1Y2	Administrative Assistant	(604)
635-5050		

