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ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.

**THE SEASTAR – LMS 2946
MINUTES OF THE COUNCIL MEETING
Wednesday, June 10, 2009**

Held at 6:30 p.m. in Meeting Room, 1003 Pacific Street, Vancouver, BC

PRESENT

Sally Warren	President
Judy Santowski	Treasurer
Bonnie Lambert	
Bardya Ariana	
Stephen Ko	
Marko Kazanegra	Property Manager, Gateway Property Management Corporation

REGRETS

Marilyn Barr
Jeffrey Morton

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

AGENDA

It was moved, seconded and carried to approve the agenda of the meeting.

BUILDING MANAGER'S REPORT

Building Manager, Sue Hayden, provided council with the last monthly report, most important items being:

- a) Pro Bell tested the roof anchors
- b) Mircon repaired the faulty fire alarm panel
- c) Hallmark fixed a water leak from the hot water tank in the amenity room
- d) KC Plumbing repaired the hose bib in front of the building

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COUNCIL POSITIONS

At the AGM of May 6, 2009 the new Council members were elected. At the first council meeting the new council officials have to be elected. Following the nominations Sally Warren was elected as president, Judy Santowski as treasurer and Bonnie Lambert as secretary.

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on April 1, 2009.

APPROVAL OF THE FINANCIAL STATEMENT

Financial statements were approved as presented by Gateway Property Management.

BUSINESS ARISING FROM THE MINUTES

Deductible for Flood Damage

In December 2008 a toilet tank broke in one of the suites causing extensive water damage to the neighboring suites as well as to the common areas. The strata corporation submitted an insurance claim and all restoration work had been completed by March 2009. As per the Strata Property Act, that permits a strata corporation to recover the amount of a deductible if the owner, their tenant or guest is responsible for the loss, the Strata Council decided to charge back the insurance deductible to the owner of the strata lot where the flood originated.

Please make sure that there are no leaks in your plumbing system, as water can damage ceilings and walls. Water leaks usually happen in areas where the water-consuming appliance and plumbing fixtures are located. Among the most obvious areas to look for water leaks in your suite are:

- a) Bathroom & toilet area (check for leaks on showerhead, faucet, under the sink, and toilet tank)**
- b) Kitchen (check for leaks on faucet, under the sink and dishwasher)**
- c) Laundry area (check for leaks on faucet, clothes washer)**

Please note that the strata corporation's insurance covers only the full replacement value of the strata corporation's assets. These include items originally installed by the developer, such as flooring, walls, cabinets, built-in appliances, light and plumbing fixtures and all other common assets, including windows, doors, building structure and infrastructure. As an owner you are responsible for items in your possession plus any improvements or betterments to the strata lot, such as upgraded kitchens, plumbing or hardwood floors. In addition you may be responsible for the payment of the strata insurance deductible.

Window Washing

Allstar Window Cleaning completed the washing of all inaccessible windows in April 2009.

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Web Site

A Strata Council member offered to create the strata corporation's web-site. The website will be interactive, where the Strata Council will be able to provide you, the owners and residents, with relevant information pertaining to the building. With proper authentication, you will be able to view and download Building and Strata related information, as well as share your views and concerns via blogs and user forums. The look and the use of the web site will be further discussed at the future council meetings.

Lobby Vandalism

Last year the guests of an owner damaged the lobby by activating one of the fire extinguishers. All expenses related to the cleanup and the repairs were charged back to the owner.

NEW BUSINESS

Parkade Washing

Al's Cleaning completed the washing of the parkade on June 8-9, 2009

Enterphone Panel

The enterphone panels ceased functioning. The Strata Council tried to have the panel repaired; however the panel is old and spare parts are almost impossible to find. All contacted security companies recommended the replacement of the whole enterphone system. The Strata Council asked those companies to provide us with the quotes for the installation of the new system.

Annual Fire Alarm Testing

Mircom had to replace the main fire control panel, and as mandated by the Vancouver Building By-Law, it is necessary for a complete re-verification of the fire alarm system. Therefore the mandatory Annual Fire Alarm testing will be scheduled for July 2009. Notices will be posted accordingly.

Security During Fireworks

During the upcoming fireworks there will be many visitors in the beach and downtown area. The Strata Council thinks that the security in the building should be increased during that period. The company that provided the security during fireworks last year will be asked to do so again this year.

Hallway Carpets

The Strata Council asked a few companies to provide them with quotes for the replacement of carpets in common hallway. This year the Strata Council expects to replace carpets in at least three hallways.

Cracks in the parkade

There are a number of cracks in the parkade ceiling. Cracks are the most common problem in concrete floors, concrete driveways, patios, decks, concrete roofs, etc. Leaving cracks un-repaired for a long time may lead to water causing the rusting of reinforcing steel and destruction of the concrete. In addition, the trapped water destroys flooring material and may cause mold infestation.

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One of the suggested treatments of the cracks is by injecting urethane into the cracks. The Strata Council asked the Property Manager to obtain quotes for the repair of the parkade cracks.

Siemens Quote on Mechanical Repairs

Siemens provided quotes for a few repairs on the HVAC system. The Strata Council instructed the Property manager to obtain quotes from other HVAC repair companies.

Resident Manager

The six months probationary period for the current resident manager will expire on June 22, 2009. The probation period provides the opportunity for an employer to evaluate a new employee. The Strata Council's feeling is that the current resident manager did not meet the expectation of the Strata Council and owners in Seastar. The Strata Council will further discuss the resident manager's work in the past months and decide whether to terminate her employment as a resident caretaker for Seastar.

TERMINATION

There being no further business, the meeting was terminated at 8:30 p.m. The next meeting is scheduled for July 8, 2009 at 6:30 pm.

**ANY OWNERS WISHING TO RECEIVE COPIES OF COUNCIL MINUTES BY
E-MAIL SHOULD SUBMIT THEIR REQUESTS TO GATEWAY:
ctoader@gatewaypm.com OR mkazanegra@gatewaypm.com**

**Please keep a copy of these minutes for future reference. They will be required at the time
of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.**

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