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此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。
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, September 2, 2009**

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

PRESENT

Sally Warren	President
Judy Santowski	
Bonnie Lambert	
Jeffrey Morton	
Stephen Ko	
Marko Kazanegra	Property Manager, Gateway Property Management Corporation

REGRETS

Marilyn Barr
Bardya Ariana

CALL TO ORDER

The meeting was called to order at 6:45 p.m.

GUEST BUSINESS

An owner, Roland Smithas, attended this portion of the council meeting to discuss the security issues in the building. Recently there were a couple of break-ins in the parkade and a few vehicles were vandalized. To reduce crime and break-ins in the building the owner gave a few suggestions:

- Remove outside locks from all fire exit doors. You will be able to walk out of the building in case of an emergency; however you will not be able to get in
- Post signs “These premises are monitored by security cameras” around the building. ADT Security will provide signs free of charge.
- The Strata Council will start fining residents who does not wait for the parking gate to close before driving on
- Security notices will be posted in elevators
- Security cameras’ recordings and FOB usage will be regularly checked by council and resident manager

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To assist in reducing crime within the building and to further enhance security, the Strata Council is requesting the cooperation of all residents in following these guidelines:

1. ALWAYS LOCK ALL DOORS EVEN WHEN AT HOME.
2. NEVER ASSUME A STRANGER WANDERING IN THE BUILDING IS AN OWNER, TENANT OR AN AUTHORIZED GUEST AND DO NOT ACCEPT THAT A STRANGER IS AUTHORIZED TO BE IN THE BUILDING JUST BECAUSE THEY SAY SO.
Check with someone in authority. If the person is from the telephone company or power authority etc., they should be able to produce identification.
3. NEVER "BUZZ" ANYONE INTO THE BUILDING VIA THE INTERCOM SYSTEM WITHOUT CHECKING. DO NOT LET STRANGERS INTO THE BUILDING.
The caller should be expected or, if unsolicited, met at the door before allowing entry. Meet ALL delivery people at the door; do not allow them to wander the building.
4. BE CAREFUL WITH ENTRY CARDS, KEYS & FOBS
Always keep your cards, keys and fobs in a safe place. Immediately report any lost or stolen cards, keys or fobs. NEVER LEAVE VALUABLES OR KEYS IN YOUR VEHICLE
5. MARK ALL PERSONAL PROPERTY
Contact your local Police Department for tips and information on engraving, photographing or otherwise marking property for future identification.
6. WHEN ENTERING OR EXITING THE BUILDING, PAUSE TO ENSURE THAT ALL DOORS AND GARAGE GATES CLOSE BEHIND YOU AND THAT NO ONE ELSE HAS GAINED ENTRY TO THE BUILDING.

AGENDA

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

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on July 8, 2009.

APPROVAL OF THE FINANCIAL STATEMENT

Financial statements were approved as presented by Gateway Property Management.

BUSINESS ARISING FROM THE MINUTES

Parkade Repairs

Collins and Sons completed about 95% of the repairs of cracks in the parkade. The cracks were repaired by injecting the urethane into the concrete. Collins and Sons could not clean about 7 parking stalls because of the parked vehicles. The cleaning of those stalls will be done once the resident manager arrange with the stall owners to remove their vehicles.

Gateway Property Management Corporation
400-11950-80th Avenue
Delta, B.C.
V4C 1Y2
Email Strata Property Manager

Main Switchboard
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Strata Property Manager
Administrative Assistant
mkazanegra@gatewaypm.com

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Security Audit

The Strata Council asked all residents to fill in the *Resident Information Form*, which has been distributed to each resident. Only about 40 forms have been filled in and returned to the resident manager. The Strata Council is kindly asking all owners and residents to fill in that form and return to the resident manager as soon as possible. The Strata Council needs that information to contact any owner/resident whose suite may be involved in possible emergencies.

NEW BUSINESS

New Resident Manager

The Strata Council would like to welcome **Dmitri Kovalev** as a new Resident Manager for Seastar, LMS2946.

If you wish to contact Dmitri Kovalev, you can do that by phone, 604-688-9360, or by e-mail, seastarmanager@gmail.com . In case of an emergency you can page him at 604-844-4141.

Annual Fire Alarm Testing

Mircom has been contracted to do the mandatory annual fire alarm and smoke detector testing. The testing is scheduled for September 8-11, 2009.

<p>THE VANCOUVER FIRE DEPARTMENT BYLAWS STIPULATE THAT ALL FIRE EQUIPMENT MUST BE TESTED ANNUALLY. ALL IN-SUITE FIRE SAFTY DEVICES MUST BE TESTED.</p>

Gym – Dumbbells Missing

The Strata Council noticed that a few dumbbells have been missing from the fitness room. The Strata Council will replace the missing dumbbells. Please note that it is prohibited to remove any equipment from the fitness room. Any damage to the Gym and its equipment should be immediately reported to the resident manager.

Car Washing Area

The hose in the car washing area seems to be punctured. The resident manager will install a new hose.

Parkade Break-ins

Recently there were a couple of break-ins in the parkade. A few vehicles have been vandalized, and a thief or thieves also broke into one storage room. Please report immediately to the resident manager any damage to the personal and/or common property, and any suspicious activity that may be going on in the building. Please be attentive of the above security guidelines.

Security Upgrades

Action Lock submitted a quote for the upgrade of three fire exit doors in the parkade. The Strata Council thinks that upgrades of these doors are not necessary, and that money should be used to upgrade the outside fire exit doors (remove outside locks)

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Dryer Vents Cleaning

The dryer vents will be cleaned in October 2009. The vents will be cleaned only from the outside, at the outtake side.

Window Washing

The washing of all inaccessible windows is scheduled for September 21-25, 2009.

Barbeque in Amenity Room

During the summer some residents have been barbequing on the patio next to the amenity room. This caused a lot of nuisance to the residents living above the amenity room as the smoke from the grill drifted up into the units above. The barbeques are also a fire risk as there are plants on and around the patio. The council discussed this issue and decided to ban the use of barbeques in the amenity room. **Please be advised that no barbeques are allowed in the amenity room or on the patio.**

TERMINATION

There being no further business, the meeting was terminated at 8:30 p.m. The next meeting is scheduled for October 7, 2009 at 6:30 pm.

**ANY OWNERS WISHING TO RECEIVE COPIES OF COUNCIL MINUTES BY
E-MAIL SHOULD SUBMIT THEIR REQUESTS TO GATEWAY:
twhelpton@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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