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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  
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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, October 7, 2009**

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

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**PRESENT**

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

**REGRETS**

Marilyn Barr  
Stephen Ko

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**CALL TO ORDER**

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

**AGENDA**

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

**BUILDING MANAGER'S REPORT**

Building Manager, Dmitri Kovalev, provided council with the last monthly report, most important items being:

- a) Finning completed the emergency generator annual inspection and maintenance
- b) Milani Plumbing unclogged the blocked drain in one of the suites
- c) KC Plumbing fixed a shower drain leak in one of the suites

**APPROVAL OF THE MINUTES**

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on September 2, 2009.

**THE SEASTAR – LMS 2946**  
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**APPROVAL OF THE FINANCIAL STATEMENT**

Financial statements were approved as presented by Gateway Property Management.

**BUSINESS ARISING FROM THE MINUTES**

Dryer Vent Cleaning

The cleaning of the dryer vents is scheduled for October 26-29, 2009. The vents will be cleaned from the outside only, at the out-take side.

Annual Fire Alarm Testing

Mircom completed the mandatory annual fire alarm testing in September 2009. Fire alarm panel as well as other common area and in-suite devices have been tested.

Window Washing

All Star window washing completed washing all inaccessible windows and glass on the balcony railings in September 2009.

Security Audit

Recently the strata council asked all residents to provide emergency contact information. Only about 40% of residents responded by filling-in the *Resident Information Form* and leaving it in the resident manager's office. **The Strata Council is kindly asking residents that did not submit this questionnaire to fill it in and leave with the resident manager.** In cases of accidents, floods, break-ins and any number of other possible emergencies – it is imperative that the Strata Council know how to swiftly contact any persons whose suites are involved.

**NEW BUSINESS**

Water Damage

On September 30, 2009 a trade working in one of the suites on the 15<sup>th</sup> floor broke a sprinkler head in the bathroom. The water flooded that unit, as well as the neighboring units and units on lower floors. Phoenix Restoration was called to do the emergency repairs. The insurance claim was submitted with the strata insurance provider and the insurance adjustor has been appointed.

Emergency Contact Information

In the past, in case of an emergency, residents could phone the Gateway emergency line either by phoning Gateway at 604-635-5000, or calling the pager number 604-601-7316. **Please note that the pager number is not in service any more. In case of emergency please call Gateway Property Management, only at 604-635-5000.**

Please note that the emergency line is for real emergencies such as water leaks, water or power outages in the building. Lost keys, someone parked in your stall, problems with your in-suite appliances and similar incidents are not considered emergencies.

**IN CASE OF AN EMERGENCY**

1. Determine cause

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

Main Switchboard  
Fax  
Strata Property Manager  
Administrative Assistant  
[mkazanegra@gatewaypm.com](mailto:mkazanegra@gatewaypm.com)

(604) 635-5000  
(604) 635-5001  
(604) 635-5055  
(604) 635-5045

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2. Shut off supply valve, tap or breaker, if applicable.
3. Clean up immediate damage, if applicable.
4. Determine if you require emergency repairs.
5. During office hours, please page the resident manager at 604-844-4141, or telephone Gateway Property Management office at 604-635-5000 and report the damage.
- 6. If after hours and weekend emergency service is required, call Gateway 604-635-5000; at prompt press the number 1. You will be in contact directly with Emergency Services.**
7. Once emergency has been reported, refrain from using your telephone until a serviceman contacts you.
- 8. In the case of fire or danger to life, call 911.**

Visitors' Parking

Recently the Strata Council noticed that some residents continuously keep parking their vehicles in the visitor parking stalls. Please note that visitor parking stalls are for the exclusive use of visitors of residents at The Seastar. Residents of The Seastar may park in this area for drop-offs, for no more than 15 minutes maximum. All vehicles must display prominently the suite number at all times while parked in the visitor's parking area. **The resident manager will monitor the visitor parking stalls and any vehicle parked there that is in violation of the strata visitor parking rules will be immediately towed away at owner's expense.**

Renting without permission

Recently an owner rented the suite without the prior permission from the strata council. The suite is rented for one year – one year lease, and according to the Residential Tenancy Act, the tenant cannot be evicted from the suite until the lease expires. However, the strata corporation can fine the owner \$1000 each month, as per the current strata bylaw 38(d).

*38d) the strata corporation is entitled to impose a fine of up to \$1,000 for a contravention of this bylaw, and may impose such fine for a continuing contravention every thirty (30) days*

The Strata Council decided to fine the owner \$1000 for this bylaw infraction. The fine will be levied against owner's strata lot account every 30 days until tenants move out.

Rental Waiting List

Seastar – LMS2946 has a rental restriction bylaw which limits the number of suites that can be rented at any time to 6. No owner can rent the suite without the prior permission from the Strata Council. This bylaw applies to all non-original owners. All original owners that purchased their suites from the developer are exempt from this bylaw. **Owners wishing to rent their suites must first obtain the approval from the strata council. If you wish to rent your suite please submit your request to the Property Manager.**

Barbequing in the Amenity Room

Currently, the barbequing is not allowed in the amenity room or on the patio in front of the room. Whether barbequing should be allowed in the amenity room or on the balconies, will be discussed at the next general meeting of all owners.

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CO Sensors in Parkade

During their visit to the building, Latham's noticed that CO sensors are not functioning. They advised that in Vancouver an enclosed parkade without CO/LEL automatic detection must have the exhaust fans operating continuously. The Strata Council asked the Property Manager to contact Latham's and obtain a quote for the repair of CO sensors.

Exterior Painting

The Strata Council determined eight areas on the building exterior that are in need of painting. Zanotto's Painting submitted a quote for the painting of those areas. The Strata council reviewed the quote and decided to proceed with the painting of five areas. The remaining areas will be painted in spring.

**TERMINATION**

There being no further business, the meeting was terminated at 8:30 p.m. The next meeting is scheduled for November 4, 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](mailto:twhelpton@gatewaypm.com) or [mkazanegra@gatewaypm.com](mailto: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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