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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, November 4, 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	Treasurer
Bonnie Lambert	
Jeffrey Morton	
Marilyn Barr	
Bardya Ariana	
Marko Kazanegra	Property Manager, Gateway Property Management Corporation

**REGRETS**

Stephen Ko

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

- a) The problem with the front door enterphone has been resolved
- b) The Action Lock secured the exterior fire exit door
- c) University Sprinklers completed the winterization of the irrigation system

**APPROVAL OF THE MINUTES**

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on October 7, 2009.

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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 has been completed in October, 2009. The vents were cleaned from the outside only, at the out-take side.

Update on 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 insurance adjustor appointed Phoenix Restoration to do the final repairs of the damaged suites. There is a \$20,000 deductible which will be paid by the strata corporation. However, the deductible will be charged back to the owner responsible for the damage, as per the current Seastar bylaws, section 46:

***Insurance Deductible***

**46** *Any damage caused to the common property or to any Strata Lot due to owner/occupant negligence, a lack of owner/occupant care and attention to maintaining the water supply and drainage lines to washing machines, dishwashers, refrigeration units, water supply taps and valves, located within the Strata Lot, that can be inspected and maintained by the owner / occupant, which are deemed to be the responsibility of the owner/occupant, shall be repaired to the satisfaction of the Strata Corporation and the costs shall be charged back to the responsible owner/occupant. If a claim is made through the Strata Corporation insurance, the deductible amount shall be charged back to the owner and the owner shall pay immediately upon receipt of the invoice.*

Renting without permission

An owner rented his suite without the prior permission from the strata council and in violation of the current Seastar Bylaws – Rental Restrictions. As per the current strata bylaws an owner can be fined \$1,000 a month for the infraction of the Rental Restriction Bylaw. The owner asked the Strata Council to reduce the fine. The Strata Council remained firm on their decision to fine the owner \$1000 each month.

Rental Waiting List

An updated list of rented suites has been presented to the Strata Council. As per the current strata bylaws, 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.

Exterior Painting

Zanotto's Painting started painting the selected areas of the building exterior. The remaining three areas will be done in spring.

**NEW BUSINESS**

Enterphone Trouble

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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The Advance Connexions completed the repairs on the front door enterphone, which failed and residents could not let their guests in.

**Visitor Entry**

The visitor entry system operates with either your in-suite telephone line or your wireless cell phone. Your guest(s) simply select your name on the electronic display and punch the code into the keypad. The system will then automatically dial the phone number programmed into memory. To allow entry of your guest, dial 9 on your touch-tone phone. Please press and release the button – do not hold it pressed! This will unlock the door and allow your visitor entry to the building and access to your floor. Your guest has a pre-determined amount of time (up to 2 minutes) that they will be allowed access on the elevator to your floor only. To refuse entry, simply hang up.

Fire Alarm Deficiency

Mircom completed the annual fire alarm testing in September 2009. During the testing a number of deficiencies were noted. In addition, in-suite devices in a number of suites were not tested because Mircom technicians had no access to those units. The Strata Council will schedule another testing of the in-suite fire alarm devices for those suites that did not provide access in September 2009. Those owners who again do not provide access to their suites during the inspection will be responsible for arranging to have the fire safety devices in their suite tested. Proof that the testing was done by the professional fire alarm testing company must be submitted to the strata corporation, or the owners will be fined. **Please note that the fire department bylaws stipulate that all in-suite devices must be tested annually**

Suite Upgrades / Renovations

Any owner planning to do any renovation in his/her suite has to apply to the Strata Council for the permission to do in-suite alteration/renovation. The proper Application for Alteration / Renovation form must be filled in, signed and mailed to Gateway. The application form can be obtained either from the Resident Manager or from Gateway Property Management.

Renting During 2010 Olympics

A number of owners asked if the Strata Council will allow the rental of furnished suite during the 2010 Olympics Games. **Please note that as per the current strata bylaws, no short term rentals are allowed.** Owners wishing to rent their suites must first obtain approval from the Strata Council.

Home Owner's Insurance

The strata corporation's insurance must cover the full replacement value of the strata corporation's assets. These include items originally installed by the developer. Flooring, walls, cabinets, built-in appliances, light and plumbing fixtures and all other common assets, including windows, doors, building structure and infrastructure are covered in the strata corporation insurance. This is a valuable aspect of strata life as all owners have equal replacement value on their structure. As an owner you are responsible for items in your possession plus any betterment to the strata lot, such as upgraded kitchens, plumbing or hardwood floors.

Owners, landlords, tenants and occupants should ensure they have a strata homeowner policy to protect their personal property, any betterment to the strata lot and underinsurance. In the event

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you find yourself paying a deductible or the insurance is insufficient to cover a loss, your homeowner insurance is the final safety net. Make sure your policy covers you for outside living expenses in case your home is uninhabitable. When buying a homeowner policy, bring your strata policy with you so your insurance broker is aware of the limitations of the strata coverage.

Common Area Carpet Replacement

The Committee for the common hallways carpet replacement will contact a few carpet installers to discuss the carpet installation and to obtain estimates. The Strata Council will also look into options to replace all carpets in the next 3 years, or do all at the same time. The replacement of all carpets at the same time will have to be financed by way of a special levy. That option will be discussed by all owners at the next Annual General Meeting.

Proposed Amendments to Strata Property Act

To read about the proposed amendments to the Strata Property Act, go to the following site to follow along with the proposed changes and the debates. BILL 8 -- 2009 STRATA PROPERTY AMENDMENT ACT, 2009: [www.leg.bc.ca/39th1st/1st\\_read/gov08-1.htm](http://www.leg.bc.ca/39th1st/1st_read/gov08-1.htm)

**TERMINATION**

There being no further business, the meeting was terminated at 8:30 p.m. The next meeting is scheduled for December 2, 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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