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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, December 2, 2009**

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

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**PRESENT**

Judy Santowski	Treasurer
Bonnie Lambert	
Marilyn Barr	
Stephen Ko	
Marko Kazanegra	Property Manager, Gateway Property Management Corporation

**REGRETS**

Sally Warren	President
Jeffrey Morton	
Bardya Ariana	

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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) Collins and Sons completed the repairs/cleaning of the concrete slabs in the parkade.
- b) Phoenix Restoration is repairing a few suites that were damaged by the recent flood on the 15<sup>th</sup> floor
- c) A few vehicles were broken into in the parkade.
- d) There was also a break-in in one of the suites on the 3<sup>rd</sup> floor.

**THE SEASTAR – LMS 2946**  
**Minutes of the Council Meeting**  
**Wednesday, December 2, 2009**

**APPROVAL OF THE MINUTES**

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on November 4, 2009.

**APPROVAL OF THE FINANCIAL STATEMENT**

Financial statements were approved as presented by Gateway Property Management.

**BUSINESS ARISING FROM THE MINUTES**

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 Phoenix Restoration is completing the repairs of the damaged suites.

Common Area Carpet Replacement

The Committee for the common hallways carpet replacement obtained quotes for the replacement of all carpets in the building. The Strata Council thinks that all carpets should be replaced at the same time. There are a couple of reasons for this:

- a) It is most cost effective – cost is lower per floor if all hallways are done at the same time, as opposed to replacing carpets in one or two hallways at the time.
- b) The carpet style may be hard to find later, as it may not be manufactured any more

With the help of the designer, the committee chose two designs, which will be presented to all owners in the coming weeks. 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.

**NEW BUSINESS**

Parkade Break-in

Recently there was another break-in in the parkade. At least three vehicles were vandalized. There was no damage to common property.

Break-in Into a Suite

Recently a thief or thieves broke into a suite on the 3<sup>rd</sup> floor. The perpetrators came through the window – climbed the wall in the back alley and broke the window. The affected owner asked the council to improve the security of that area by installing additional railings on the wall. The Strata Council is very sorry that thieves broke into the owner's suite; however, the Strata Council thinks that there is no need for the installation of the spiked railings on the back alley wall at this time. The railing would not significantly improve the security (a thief can still climb over it). The Strata Council recommended that the owner installs an alarm system on the windows and doors.

\*\*\*\*\*Security Reminder for all Residents\*\*\*\*\*

**All residents are reminded that the entrance to your home *DOES NOT* start at your front door, but at the entrance to the complex. Following are a few tips for all to follow:**

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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1. **Ensure doors and windows are locked at nights and when you are absent from your Strata Lot, even if only for a few minutes (eg. walking your dog or going to get mail).**
2. **Remember to lock car doors. Don't leave anything visible in your car especially keys and fobs!**
3. **Report lost keys or FOBs to Resident Manager.**
4. **Report any suspicious activity to the police, make detailed notes.**
5. **Anyone experiencing or witnessing a break-in is advised to immediately contact the police to file a report.**
6. **When leaving your apartment for an extended time, don't advertise your absence. If possible, arrange for someone to "house-sit". If this is not possible, use timers to turn lights on and off at different times**
7. **Install alarm system**
8. **Please note that all owners are responsible to ensure that their doors and windows are properly secured and alarmed if necessary.**

**Remember, security is everyone's responsibility!**

Water Ingress

A few owners reported water stains on the ceilings of their strata lots. Upon the investigation by the resident manager and property manager, some stains were caused by the clogged dryer duct.

*It is a common occurrence for the moisture to become trapped inside the duct and pool there. This phenomenon is most prevalent in in-slab ducts (high rise construction), but not limited to. Some dryer ducts will hold up to 5 gallons of duct rotting water, depending on length and if there is a dip in the middle to pool in. Please clean the lint trap after each load of laundry; wash the screen every few months with soap and water to remove residue from dryer sheets. Check the dryer vent outside when the dryer is running to be sure it is working properly - releasing hot air.*

In another suite the water came under the balcony door. A tradesman was contacted to investigate the water penetration and to do the necessary repairs.

Power Washer

The Strata Council decided to purchase an electric power washer, which will be used by the resident manager to wash the parkade and the sidewalks.

Christmas Decorations

The Strata Council will purchase a Christmas tree and decorations, which will be placed in the amenity room on the first floor.

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 returned to the Resident Manager. The application form can be obtained either from the Resident Manager or from Gateway Property Management.

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**TERMINATION**

There being no further business, the meeting was terminated at 8:45 p.m. The next meeting is scheduled for January 6, 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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