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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  
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Este aviso contiene información importante que puede afectarle personalmente. Pídale  
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**THE SEASTAR – LMS 2946  
MINUTES OF THE COUNCIL MEETING  
Wednesday, January 6, 2010**

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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	
Stephen Ko	
Marko Kazanegra	Property Manager, Gateway Property Management Corporation

**REGRETS**

Marilyn Barr  
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) Fire Alarm monthly testing has been completed
- b) Siemens completed the quarterly preventive maintenance of boilers and HVAC units
- c) A guest suite has been rented for 16 nights.

**APPROVAL OF THE MINUTES**

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on December 2, 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**

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 final repairs of the damaged suites.

Common Area Carpet Replacement

The Committee for the common hallways carpet replacement obtained few samples of carpets that will be installed in common hallway. The strata council will present the samples to all owners in the Seastar by displaying them in the meeting room. The Strata Council is also looking into the option of financing the replacement of all common hallway carpets. The financing will be discussed by all owners at the next Annual General Meeting.

Security – 3<sup>rd</sup> floor

The Strata Council discussed the security of the guest room that is located on the 3rd floor. The Council suggested that metal bars should be installed on the guest room window. The Strata Council will check styles and prices of window bars.

**NEW BUSINESS**

Strata Suite Repair

The microwave in the strata suite has broken down and had to be replaced. The resident manager managed to obtain a new microwave at the much discounted price.

Rental List

The Strata Council will form a committee that will go over all rentals in the building and the rental waiting list to determine how many suites are currently rented under the Rental Restriction Bylaw.

***Rental Restrictions***

- 38** *Subject to the provisions of this bylaw strata lots shall be owner-occupied only, with the following considerations and exceptions:*
- a) *at any given time up to 6 strata lots may be leased for terms of not less than one year, and the procedure to be followed by the strata corporation in administering this limit will be as follows:*
    - i. *any owner wishing to rent a strata lot must make an application in writing to the council;*
    - ii. *approvals will be granted by the council on a first come basis in the order of the date such applications are received by the council;*
    - iii. *the council will not screen tenants, establish screening criteria, require the approval of tenants, require the insertion of terms in tenancy agreements or otherwise restrict the rental of a strata lot except as set out in this bylaw;*

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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- iv. *the council will consider each application upon receipt and will respond to each application in writing within two weeks of receipt;*
- v. *the council will keep a list of owners who wish to rent their strata lot and the priority of their application, and will advise each owner as soon as their application can be accepted;*
- vi. *upon acceptance of an application to rent, an owner must enter into a lease of a strata lot within three months (3) from acceptance by the council of such owner's application and provide council with a Form K (tenant undertaking) or the acceptance will be automatically revoked and the council will be entitled to advise the owner next following on the list that its application to rent a strata lot has been approved; and*
- vii. *subject to (vi) above, an owner may continue to lease his or her strata lot until the earlier of the date such owner moves into the strata lot to take occupancy and the date the strata lot is sold by the owner to a third party.*

Guest Suite Bedding

The Strata Council decided to remove old pillows from the guest room. The Strata Council will not be replacing the pillows. All residents renting the guest suite must bring their own pillows.

Barking Dog

The Strata Council received a few complaints regarding a dog that was barking during the day. It seems that the dog was left alone for an extended period of. SPCA was also called to check on the dog. The Strata Council will warn the owner to take care of his/her pet; otherwise the Strata Council will be forced to ask the resident to remove the dog from the building.

3(7)

*No owner, tenant or occupant shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling or allow the pet to run in the hallways or common areas.*

3(9)

*If any owner, tenant or occupant violates any provision of these bylaws or if the strata council on reasonable grounds considers a pet to be a nuisance the strata council may, by written notice to such owner, tenant or occupant, cause such owner, tenant or occupant to have the pet removed from the strata lot within thirty days of receiving such notice.*

**CORRESPONDENCE**

An owner wrote to the Strata Council claiming that his rights were violated at the last AGM. The owner was not allowed to vote at the AGM because his account was not up to date.

*27(7) An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring an unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.*

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The Strata Council decided to meet with that owner and discuss all his requests. The Property Manager will arrange a meeting between the Strata Council and this owner.

**TERMINATION**

There being no further business, the meeting was terminated at 8:30 p.m. The next meeting is scheduled for February 3, 2010 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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