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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.

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**THE SEASTAR – LMS 2946  
MINUTES OF THE COUNCIL MEETING  
Monday, February 8, 2010**

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Held at 6:30 p.m. in unit 2005, 1003 Pacific Street, Vancouver, BC

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**PRESENT**

Sally Warren	President
Judy Santowski	Treasurer
Bonnie Lambert	
Jeffrey Morton	
Marilyn Barr	
Bardya Ariana	
Stephen Ko	
Marko Kazanegra	Property Manager, Gateway Property Management Corporation

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**CALL TO ORDER**

The meeting was called to order at 6:40 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) Mircom repaired the faulty fire pump.
- b) Mircom repaired the Fire Alarm deficiencies that were noted during the last annual Fire Alarm testing.
- c) Collins & Sons completed the repair of the parkade slab.
- d) A guest suite has been rented for 12 nights in January 2010.

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**APPROVAL OF THE FINANCIAL STATEMENT**

Financial statements were approved as presented by Gateway Property Management. The Strata Council noted that a few owners are still in arrears with the payment of the monthly strata fees. The Strata Council decided to place a lien against those owners that are continuously in arrears.

The Strata Council noted that there is still \$3147.91 left from the special levy raised in 2008. According to the Strata Property Act, any money not used for the purpose set out in the resolution, must be returned to each owner. If the amount that must be returned to each owner does not exceed \$100, the strata corporation may deposit the money into contingency reserve fund. Since no owner would be receiving more than \$100, the Strata Council decided to deposit \$3147.91 into the CRF.

- 108(5) If the money collected exceeds the amount required, or for any other reason is not fully used for the purpose set out in the resolution, the strata corporation must pay to each owner of a strata lot the portion of the unused amount of the special levy that is proportional to the contribution made to the special levy in respect of that strata lot.*
- 108(6) Despite subsection (5), if no owner is entitled to receive more than \$100 in total under subsection (5), the strata corporation may deposit the excess in the contingency reserve fund.*

**BUSINESS ARISING FROM THE MINUTES**

Update on Water Damage

The Phoenix Restoration completed the final repairs of the damaged suites. The Insurance deductible was paid by the owner of the strata lot where the accident occurred.

Common Area Carpet Replacement

Last year at the AGM, the owners approved \$15,000 for the replacement of common hallway carpet. Those monies will be enough for the installation of new carpets on six floors. The installation of the new carpets will start in February 2010. The carpet on the remaining floors will be replaced after the Annual General Meeting, tentatively scheduled for March 15, 2010.

Security – Guest Room Window

The Property Manager provided some samples of window bars. A Strata Council member will further check window bars styles and prices.

Rental List

The Strata Council reviewed the list of suites currently rented under the Rental Restriction Bylaw and the rental waiting list. The Strata Council determined that some owners moved in or sold their units, thus making space that new applications for the suite rental can be approved. According to the current Seastar Bylaws, only 6 suites can be rented at any given time.

Stains on the Wall

A few owners reported seeing screw-head sized stains on the walls. The Property Manager contracted a couple of trades to determine if the stains were caused by water ingress through the

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building envelope. The first probes did not find any moisture in the suite walls. Further investigation is required.

**NEW BUSINESS**

Meeting with an Owner

An owner who previously wrote to the Strata Council that his rights were violated at the last AGM, when he was not allowed to vote because his account was not up to date, refused to meet with the Strata Council. The Strata Council reiterated that the owner is significantly in arrears and advised that the owner should pay all his arrears. The Strata Council is also considering revoking privileges, such as the use of common facilities.

*Bylaws, section 23*

*(3)Each owner and tenant is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation as provided for in the Act or these bylaws, and if the owner or tenant fails to pay any money so owing within 15 days after the date such money becomes due, the owner or tenant will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of \$50.00, and if such default continues for a further 15 days, an additional fine of \$75.00 will be levied against and paid by the owner or tenant, as the case may be, and for each additional month such default continues, an additional fine of \$75.00 will be levied against and paid by the owner or tenant.*

*(4)Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by either the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule which may be established from time to time by the council pursuant to the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.*

*(5)The council may revoke privileges (i.e. – use of common facilities), from time to time, to deal with contravention of Bylaws and Rules & Regulations.*

AGM

The Strata Council is scheduling the Annual General Meeting earlier this year. The Strata Council would like to obtain funds for the replacement of all common area hallway carpets, and the funding will be discussed at the AGM, which is tentatively scheduled for March 15, 2010.

Policies - Rules

The Strata Council asked if they could create policies that would govern the use of common property. The Property Manager advised that the Rules are generally adopted in circumstances where occasional changes are made without the need for re-filing for common facilities and common property. Examples: swimming pool use and hours of operation, club house use and rental fees, garden plantings and maintenance, parking rules and use for common property.

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Bylaws are for the long term use of property, the operations of the corporation and the strata lots. Examples: pet restrictions, rentals, noise and musical instruments, payment of strata fees, use of limited common property on balconies and decks, parking regulations as limited common property, procedures at meetings, minutes, regulating financial reports, long term planning, court actions, etc.

Security Signs

Intercon Security provided the strata corporation with a few security warning signs, which were installed throughout the property.

Security during Olympics

The Strata Council is asking all residents to be vigilant during the Olympics and report any suspicious activity to the Resident Manager.

**CORRESPONDENCE**

An owner asked if the sofa in the guest room had been replaced. The Strata Council confirmed that there is no new sofa in the guest room.

An owner asked the Strata Council to be exempt from the Rental Restriction Bylaw, based on hardship. The Strata Council will review the information provided before making a decision.

**TERMINATION**

There being no further business, the meeting was terminated at 8:45 p.m. The next meeting will be AGM, tentatively scheduled for March 15, 2010.

**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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