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ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

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**THE SEASTAR – LMS 2946
MINUTES OF THE COUNCIL MEETING
Wednesday, April 7, 2010**

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

PRESENT

Sally Warren
Bonnie Lambert
Marilyn Barr
Bardya Ariana
Stephen Ko
Marko Kazanegra Property Manager, Gateway Property
Management Corporation

REGRETS

Judy Santowski

GUESTS

Laura Krohn City Of Vancouver

CALL TO ORDER

The meeting was called to order at 6:35 p.m.

GUEST BUSINESS

Laura Krohn from City of Vancouver gave a short presentation of the current City Hall energy conservation project. The City of Vancouver, Terasen and BC Hydro are inviting Vancouver high rise multi-unit residential buildings to participate in an energy conservation pilot project that will:

- reduce building operating costs, monthly strata fees and greenhouse gas emissions through energy conservation upgrades in the building
- reduce annual gas and electricity use by 30-40%

Laura gave an overview of the program, including the proposed energy conservation measures (i.e. solar domestic hot water, in-suite water and gas metering, make-up air adjustments and boiler and ventilation upgrades, etc.) and a detailed example of cost savings.

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The program is designed to provide financing, which normally is extremely difficult for Stratas to secure, for large-scale building upgrades. The financing is based on the payback of the energy upgrades; all upgrades have a 5-7 year payback period. With no up-front or long-term costs to the strata, they are expecting strata fees to go down by 10% during the loan repayment period and a further 10% once the loan is complete, with the loan being repaid with the energy savings realized from the building upgrades. Terasen will conduct a free walk-through energy assessment of the building to determine which building upgrades are best-suited for the building and would therefore have the biggest payoff in terms of energy improvement (and savings!). The City of Vancouver, Terasen and BC Hydro will pay for a complete energy efficiency proposal, designed specifically for the building.

The Strata Council decided to accept the initial energy conservation assessment, which will be conducted by the Prism Engineering. Once their report and proposal are ready, they will be presented to all owners at one of future general meetings.

COUNCIL POSITIONS

At the AGM of March 15, 2010 the new Council members were elected. At the first council meeting the new council officials have to be elected. Following the nominations Sally Warren was elected as president, Judy Santowski as treasurer and Bonnie Lambert as secretary.

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) Siemens completed the regular preventive maintenance of boilers and HVAC equipment.
- b) Finning completed the regular preventive maintenance of the emergency generator.
- c) There is an issue with the booster water heater located in the amenity room. Siemens has ordered the necessary parts for the repair..
- d) A guest suite has been rented for 23 nights in March 2010.

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on February 8, 2010.

APPROVAL OF THE FINANCIAL STATEMENT

Approval of financial statements was tabled.

BUSINESS ARISING FROM THE MINUTES

Common Area Carpet Replacement

The replacement of the hallway carpets on the remaining floors will commence in the following days. All work is planned to be completed by the end of April 2010.

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

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

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NEW BUSINESS

Hot Water Recirculation Pump Repair

Siemens Building Technologies reported that the booster hot water heater failed and needs to be replaced. The Strata Council approved the replacement and Siemens will order and install a new heater.

Amenity Room Vandalism

Recently someone broke the outside pane of the window in the amenity room. Accurate Glass was contracted to replace the broken pane.

HVAC Unit Leak

HVAC unit on the 19th floor still leaks. Hallmark submitted a quote for the repair. However, before the Strata Council approves this repair, the Property Manager will meet with Hallmark to get more information on why there is such high water condensation in that HVAC unit.

Window Washing

All Star Window Washers completed the washing of inaccessible windows in the Seastar.

Window Replacement

An owner reported that a window in his unit gets foggy sometimes. The Accurate Glass recommended that the window pane should be replaced.

Garage Incident

In the early morning hours on April 3, 2010 one of the residents, driving into the parkade, hit the enterphone post at the parkade entrance. They damaged the enterphone which rendered the parking gate unusable by a FOB. The parking gate had to be left open over the weekend and the enterphone was repaired on the following Monday. The resident that caused this damage was identified and he agreed to pay for the repairs.

CORRESPONDENCE

- An owner reported that his door sill – threshold had been damaged in the recent flood. The insurance company did not replace the threshold and the owner asked if the strata corporation would pay for the replacement. The cost for the replacement being low, the Strata Council decided to pay for the repair.

TERMINATION

There being no further business, the meeting was terminated at 9:00 p.m. The next meeting is scheduled for May 5, 2010.

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

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Fax
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Administrative Assistant
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