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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, May 12, 2010**

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

PRESENT

Sally Warren
Bonnie Lambert
Judy Santowski
Bardya Ariana
Marko Kazanegra

Property Manager, Gateway Property
Management Corporation

REGRETS

Marilyn Barr
Stephen Ko

CALL TO ORDER

The meeting was called to order at 6:45 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) Siemens completed the replacement of the hot water heater located in the amenity room.
- b) Advance Connexions repaired the damaged enterphone panel located at the parkade entrance.
- c) All Star Holding completed the washing of the exterior inaccessible windows.
- d) A guest suite has been rented for 7 nights in April 2010.

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on April 7, 2010.

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APPROVAL OF THE FINANCIAL STATEMENT

Financial statements were approved as presented by Gateway Property Management.

BUSINESS ARISING FROM THE MINUTES

Common Area Carpet Replacement

There are still 3 floors where the new carpet has to be installed. The carpet on those floors was glued and Banner Carpets needs a special tool to remove them. The old carpets will be removed in the following days, and new carpets are planned to be installed by the end of May.

City Of Vancouver Energy Conservation Program

Prism Engineering started the initial energy conservation assessment 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.

Hot Water Recirculation Pump Repair

Siemens Building Technologies replaced the booster hot water heater, located in the Amenity Room.

NEW BUSINESS

Insurance Claim – Final Proof of Loss

In December 2009 there was a water leak on the 4th floor. The restoration company completed all repairs and the insurance adjuster asked the Strata Council to sign the final Proof of Loss.

Electrical Vault Cleaning

Mott Electric, a company that maintained the electrical vault in past years, submitted a quote for the cleaning of dual radial electrical vault. Regular inspection and maintenance of dual radial vault switches/equipment is Worksafe BC requirement. The Strata Council instructed the Property Manager to schedule the maintenance of the electrical vault with Mott Electric and BC Hydro.

The inspection and maintenance of the electrical vault will be done in stages, and there will be two power outages. The first power outage will be during the weekend night and it will last for about 5 hours. **There will be no power in suites during these power outages.** The emergency generator will supply power only to emergency lighting in common areas, to one elevator and the parking gates. Notices with the dates and time of scheduled power outages will be posted in the elevators and the mail room.

Trades – False Fire Alarms

Recently there were a few false fire alarms caused by contractors working in the building. Some of their tools and/or nature of work created smoke/dust and this activated the smoke detectors in the common hallways.

To prevent the occurrence of false smoke alarms the Strata Council is asking all owners and residents to report any welding/soldering or dust related work to the building manager. Any work

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involving welding/soldering or dust related work will require covering of smoke detectors and notifying the building manager in advance so that he can take the fire alarm system off line with the monitoring company.

Pressure Switch on Air Compressor

Siemens Building Technologies reported a problem with the fire sprinkler system compressor, which was cycling rapidly. They troubleshot the compressor control system and found a faulty pressure switch that controls the compressor motor. The switch will need to be replaced.

Heaters in Bicycle Storage Room

Siemens Building Technologies reported that three heaters in the bicycle storage room are not working. The Strata Council thinks that no heat is necessary in the bicycle storage room, and they voted not to replace those faulty heaters at this time.

Open House

Please note that according to the current Seastar Bylaws no open houses are permitted in the Seastar.

Selling of Strata Lots

36 (1) *An owner of a strata lot, when selling his strata lot, will not permit "For Sale" signs to be placed on or about the common property except on the designated space located adjacent to the entrance to the building which is designated for such purpose.*

(2) An owner of a strata lot, when selling a strata lot, will not hold or permit to be held, any public open house. Unless the council otherwise prescribes, all showings must be by appointment only.

Storage Lockers

The resident manager reported that some owners/residents are using two storage lockers. These owners are asked to vacate one storage locker. Otherwise, the strata management will be forced to empty those lockers at owners' expense.

There is a waiting list for rent of storage lockers, and all owners wishing to rent one should contact the resident manager. Currently there are 6 owners on the waiting list.

CORRESPONDENCE

- An owner asked the strata council to be reimbursed for the \$250 move in fee since his tenant rented a furnished suite and did not have to use the elevator for moving. According to the current Seastar Bylaws, section 35(3):

35(3) A non-refundable assessment of \$250.00 will be levied to the owner of any unit on any move into the building to defray the costs to the strata corporation, which includes, but is not limited to, inspection of the common areas before and after moving, administration, security personnel, security access coding, the installation of elevator pads, issuance of the elevator control key, etc. Residents, where applicable, must sign a Form K before moving in.

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This fee is used to cover possible damage to the building from any moves. It is only fair to have those owners who have moves into their unit to cover that cost. If the money is not used to repair move damage, it is used in other ways in the management of the building to the benefit of all owners. The Strata Council thinks that all residents moving in have to pay the move in fee regardless whether they use the elevator or not.

- An owner asked the strata council for the extension of exemption from the rental restriction bylaw. Last year the owner was granted an exemption from the rental restriction bylaw based on hardship. An owner was allowed to rent the suite for one year only. The Strata Council's opinion is that the owner had one year to find the solution to her financial problems. Therefore the extension of the exemption from the rental restriction bylaw was not granted.

TERMINATION

There being no further business, the meeting was terminated at 9:00 p.m. The next meeting is scheduled for July 7, 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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