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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
a alguien que se lo traduzca.

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, September 1, 2010**

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

PRESENT

Sally Warren
Bonnie Lambert
Judy Santowski
Marilyn Barr
Bardya Ariana
Stephen Ko
Marko Kazanegra

Property Manager, Gateway Property
Management Corporation

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 monthly report, most important items being:

- a) Accurate Glass repaired the closing mechanism on the main entry door.
- b) Accurate Glass replaced two windows with broken seals.
- c) A guest suite has been rented for 39 nights in July and August 2010.

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on July 19, 2010.

APPROVAL OF THE FINANCIAL STATEMENT

Financial statements were approved as presented by Gateway Property Management.

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BUSINESS ARISING FROM THE MINUTES

Electrical Vault Cleaning

Mott Electric informed the Strata Council that BC Hydro tentatively scheduled the power shut down for December 11, 2010. Once the power is down Mott Electric can inspect and clean the dual radial vault switches/equipment.

Storage Lockers

The Strata Council also noticed that some owners are in arrears with the payment of the storage lockers rent. These owners will be notified to pay off their arrears; otherwise they will be asked to remove their belongings from them.

Please note that the storage lockers are common property of the strata corporation, and all lockers are only rented to owners.

STORAGE LOCKER RULES

1. ***The cost of renting a locker is \$25.00 per month. Fees are paid on a monthly or annual basis.***
Please either:
 - *Submit 12 post-dated cheques in the amount of \$25.00 (payable on the first of each month) or one cheque in the amount of \$300 to resident manager. Make all cheques payable to Strata Plan LMS 2946.*
 - *Fill out the pre-authorization section below to have your fee deducted automatically from your bank account. Please submit a voided cheque to provide your banking information.*
2. *Please note that the storage locker remains the common property of the Strata Corporation at all times and the rental of the locker by an owner shall not be construed as having an exclusive assignment of the storage locker.*
3. *Lockers are separate from strata ownership. The right to use the locker attaches to the individual and not the strata lot. Sellers cannot transfer their right to use the storage locker to a new owner.*
4. ***In cases where locker rental fee is not kept current (no payment for 60 days), a notice will be served to the owner and posted on the locker advising the owner to vacate the locker within 30 days. If the fees are not paid up within that 30 day period, the locker will be opened, its contents removed and either discarded or donated to charity. (After removal of a locker's content, there will be no further storage on the part of the Strata Corporation, due to space limitations and the inability to secure the removed items.) The newly emptied locker will then be assigned to the next person on the waiting list.***
5. *An owner is responsible for all contents of their storage locker. Residents shall not store any flammable substances in the storage locker. Substances such as propane cylinders, gasoline, paint thinners, etc., are all considered to be flammable. Storage of prohibited or illegal items will result in termination of the locker rental.*

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Email Strata Property Manager

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6. *The Strata Corporation is not responsible for lost or stolen items from storage lockers. All items must be stored within each locker. Items found outside storage lockers will be promptly removed and discarded.*

Annual Fire Alarm Testing

The mandatory annual fire alarm testing will be scheduled for September/October 2010. A notice with the exact dates will be posted in the elevator.

MUA Fire Dampers

During the recent preventive maintenance work the Siemens Building Technologies reported that the fire dampers within the make-up air unit (MUA) on the 19th floor are mechanically faulty. The Property Manager asked Siemens to provide more details on the status of the fire dampers. The Siemens responded that they could replace the broken dampers; however they asked that the fire alarm maintenance company inspects them to ensure that the dampers are fully operational in case of the fire alarm.

NEW BUSINESS

Deck Door Replacement

The Grantson Construction finally replaced the door on the deck in the strata lot on the 20th floor.

Dryer Vents Cleaning

The dryer vents will be cleaned on September 13-16, 2010. The vents will be cleaned only from the outside, at the outtake side.

Window Washing

The washing of all inaccessible windows is scheduled for September 20-28, 2010 (weather permitting). Please ensure all your apartment window screens (if applicable) are removed and windows are completely closed on those days.

Parkade Pressure Washing

The Strata Council decided to have the parkade professionally pressure-washed. A notice with the exact dates will be posted in the elevator.

Liability Insurance for Council Members

The Strata Council inquired if the current strata corporation's insurance policy includes the directors and officers liability insurance. The Property Manager advised that directors and officers (D and O) liability insurance is included in the current strata corporation' insurance policy. According to the Strata Property Act, sections 150 and 151:

Liability insurance required for strata corporation

- 150** (1) *The strata corporation must obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.*
(2) *The insurance must be of at least the amount required in the regulations.*

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Errors and omissions insurance

151 *The strata corporation may obtain and maintain errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.*

Every strata corporation should have directors and officers (known as "D and O") liability insurance. There are situations in which councils have to make decisions that place the officers or the strata at risk, or have to enforce bylaws that might be challenged.

TERMINATION

There being no further business, the meeting was terminated at 9:00 p.m. The next meeting is scheduled for October 6, 2010.

**ANY OWNERS WISHING TO RECEIVE COPIES OF COUNCIL MINUTES BY
E-MAIL SHOULD SUBMIT THEIR REQUESTS TO GATEWAY:
kbotha@gatewaypm.com or 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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