

THE SEASTAR – LMS 2946
Minutes of the Council Meeting
Wednesday, October 6, 2010

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on September 1, 2010.

APPROVAL OF THE FINANCIAL STATEMENT

The approval of the financial statements was tabled.

The Strata Council contracted a strata lawyer to start a foreclosure process on one of the strata lots that are significantly in arrears. The lawyer sent a demand letter to the owner asking that all arrears are paid in full; otherwise the Strata Corporation may apply to the Supreme Court of British Columbia, pursuant to s/117 of the Strata Property Act, for a Court Order to force the sale of the strata lot to collect monies owing. The owner decided to settle this matter and pay the outstanding arrears.

BUSINESS ARISING FROM THE MINUTES

Storage Lockers

Owners wishing to rent a storage locker should contact the Resident Manager. There is a waiting list, and locker assignments are made from that list, when one becomes available.

Annual Fire Alarm Testing

Mircom completed the mandatory annual fire alarm testing in September 2010.

Dryer Vents Cleaning

The dryer vents have been cleaned on September 13-16, 2010. The vents were cleaned only from the outside, at the outtake side.

Window Washing

The washing of all inaccessible windows was completed in September 2010.

Parkade Pressure Washing

The pressure washing of the parkade has been completed on September 28-29, 2010.

NEW BUSINESS

DHW Booster Pump

During their recent preventive maintenance of the mechanical equipment, Siemens Building Technologies discovered that a motor on DHW booster pump, located on the 2nd floor, is not working properly. They recommended replacing the motor. The Property Manager asked Siemens for more information on the proposed repair. The pump has been installed in spring of 2010 and it should be still under the warranty.

FOBs and Remotes

Please be advised that only registered owners are able to purchase the new FOBs/Remotes. Non-resident owners will have to send a written authorization to the strata corporation, giving permission to their tenants or representatives to purchase or pick-up a FOB/Remote.

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In total, the maximum of 6 FOBs and Remotes per suite are allowed.

As a new resident you are required to register your FOBs/Remotes with the caretaker within 7 days of moving into the building.

Common Hallways Painting

The Strata Council received quotes for the common hallways painting. After reviewing the quotes, the strata council decided to accept the quote submitted by Zanotto's Painting. The painting of the common hallways will start in mid October 2010.

Gym/Exercise Room

The Strata Council noted that some equipment on the exercise room is out-dated and in need of replacement. The Council decided to purchase a new bench as well as new weights.

The Strata Council would like to so some improvements in the exercise room, so they are asking all residents to send their recommendations to the resident manager.

TERMINATION

There being no further business, the meeting was terminated at 9:00 p.m. The next meeting is scheduled for November 3, 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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