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

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nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale
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**THE SEASTAR – LMS 2946
MINUTES OF THE COUNCIL MEETING
Wednesday, November 3, 2010**

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

PRESENT

Sally Warren
Bonnie Lambert
Judy Santowski
Marilyn Barr
Marko Kazanegra Property Manager, Gateway Property
 Management Corporation
Dmitri Kovalev Resident Manager (first part of the meeting)

REGRETS

Stephen Ko
Bardya Ariana

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) Mircom completed the repairs on the main fire alarm panel
- b) Siemens researched the condensation problem in boiler room on 19th floor
- c) Zanotto's Painting started the painting of common hallways
- d) A guest suite has been rented for 5 nights in October 2010.

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on October 6, 2010.

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APPROVAL OF THE FINANCIAL STATEMENT

Financial statements were approved as presented by Gateway Property Management.

There are few strata lot owners who are in arrears with the payment of their monthly strata fees. The strata corporation has submitted formal demand letters to the strata lot owners requesting payment within (14) days; otherwise, non payment could result in legal proceedings and the strata corporation may file a Certificate of Lien, pursuant to Section 116 of the Strata Property Act. The amount of \$400.00 will also be charged to the strata lot to cover the administrative costs incurred to the Strata Corporation.

BUSINESS ARISING FROM THE MINUTES

Storage Lockers

The Strata Council sent a letter to an owner who is in significant arrears with the payment of the rent for the use of storage lockers. The owner was asked to pay all arrears within 30 days; otherwise, the lockers will be opened, its contents removed and either discarded or donated to charity, as per the section 4 of the Storage Locker Rules:

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.*

Fire Alarm Deficiencies

Mircom completed the mandatory annual fire alarm testing in September 2010. They noted several deficiencies and submitted a quote for the repairs. The Strata Council decided to accept their quote and have all necessary repairs on the fire alarm system completed.

Gym/Exercise Room

The Strata Council decided to purchase new gym equipment – a bench and weights – from the Fitness Town. The Strata Council is also looking into the option of buying a new bike.

NEW BUSINESS

Strata Insurance Policy

In accordance with the latest property appraisal, the strata corporation's insurance policy was amended effective October 21, 2010: All Property Limit is now \$33,942,700, up from \$33,304,000.

All owners were encouraged to contact an insurance broker to ensure that they have proper personal property and liability insurance in the events, such as those requiring the resident to reside elsewhere, which is not covered by the corporation's insurance, or pay the strata insurance deductible, if an owner is found responsible for the loss or damage that gave rise to the claim

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under the Strata Corporation's insurance policy. The Strata Corporation's insurance will not cover contents of a strata lot, such as furnishings and other personal items belonging to the owner, tenant or occupier. In addition, the Strata Corporation's insurance does not typically include upgrades or alterations to a strata lot. Owners should be aware that alterations and upgrades made by *prior* owners are also typically excluded from the Strata Corporation's insurance coverage.

Building Manager's Holiday

The building manager will be on a holiday from November 30 to December 13, 2010. The relief caretaking duties will be done by Just George Janitorial Services.

Strata Corporations Filing a Tax Return

Strata Corporations are required to file a T2 Corporate Income Tax and a T1044 Non Profit Organization Information Return. They should also be encouraged to do an annual audit and have the auditor file these forms when the audit is done. Strata corporations are generally considered non-taxable entities, and the tax filing forms for non-taxable strata corporations are short and simple to complete.

The basic management of the property, maintenance, use of facilities, assessment and collection of strata fees and the investments of reserves are all part of the tax-exempt financial functions, but there are exceptions: if a strata corporation operates a business, any profits from that business must be included in its income and, as a result, it likely will not be considered a non-profit corporation.

CORRESPONDENCE

An owner wrote to the Strata Council disputing the charges for the bedbug investigation and treatment of his strata lot. He feels that this cost should be paid by the strata corporation. The Strata Council decided to cover the expenses for the preventive treatments of the neighboring units; however, the owner should be responsible for the cost of the treatment of his strata lot.

TERMINATION

There being no further business, the meeting was terminated at 8:00 p.m. The next meeting is scheduled for December 1, 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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