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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, December 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
Stephen Ko
Marko Kazanegra Property Manager, Gateway Property
Management Corporation

REGRETS

Bardya Ariana

GUESTS

Mark Hartman City of Vancouver

CALL TO ORDER

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

GUEST BUSINESS

Mark Hartman from City of Vancouver gave a short presentation of the current City Hall energy conservation project. This energy conservation project is sponsored by The City of Vancouver, Terasen Gas and BC Hydro. Prism Engineering completed the initial energy conservation assessment and they reported areas with potential energy savings. Mr. Hartman presented a spreadsheet that outlined the potential electricity and gas cost savings, the cost to implement this project and the potential reduction in the strata operating budget.

The Strata Council will examine this proposal and meet with Mr. Hartman in January 2011 to further discuss this project. The final decision whether to accept this proposal or not will be made by all owners at the Special General Meeting or Annual General Meeting.

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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) A&G Electric repaired a few light fixtures in fire stairwells
- b) Rick McDonald Ltd. sealed the concrete panel joints on the roof
- c) Zanutto's Painting completed the painting of common hallways
- d) A guest suite has been rented for 14 nights in November 2010.

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on November 3, 2010.

APPROVAL OF THE FINANCIAL STATEMENT

Financial statements were approved as presented by Gateway Property Management.

The Strata Council decided to file a Certificate of Lien against a few strata lot owners who are still in arrears with the payment of their monthly strata fees, and who have already received a formal demand letter requesting payment within (14) days. The cost to register the lien in the amount of \$400.00 will also be charged to each strata lot.

BUSINESS ARISING FROM THE MINUTES

Fire Alarm Deficiencies

Mircom scheduled the repairs of the fire alarm deficiencies for December 10, 2010. The deficiencies in the fire alarm system were noted during the annual fire alarm inspection which was completed in September 2010.

Gym/Exercise Room

The Strata Council purchased the new upright bike, a bench and new dumbbells, which were installed in the gym/exercise room on the 3rd floor.

NEW BUSINESS

HVAC Preventive Maintenance Contract

The Strata Council renewed the contract with Siemens Technologies for the preventive maintenance of boilers and HVAC system. The contract will remain in effect from December 1, 2010 through November 30, 2013.

DHW Boilers Replacement

Two of the domestic hot water boilers are leaking and have to be replaced. The Strata Council authorized KC Plumbing to replace them.

Sealing of Entrance and Lobby Tiles

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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The Strata Council received quotes for the sealing of tiles in the lobby area, elevators, hallway near a meeting room and the outside entrance. The Strata Council accepted the proposal from Real Eco Cleaning, whose quote was the lowest. The Strata Council asked that Real Eco test-seal one tile before proceeding with sealing of all tiles.

Christmas Gift for the Building Manager

The Strata Council decided to give to the building manager a Christmas gift in the amount of \$200. The Strata Council will purchase a Pacific Mall gift card.

CORRESPONDENCE

The Strata Council received a letter from a lawyer of an owner whose strata lot was under a lien for non-payment of the strata fees. After the owner paid the strata fees in full the lean was released. However, the owner is disputing a few issues:

- Legal fees incurred by the strata corporation that were charged back to the owner.
The legal fees were charged back to the owner as per the Strata Corporation's Bylaws, section 23(4)
- Lockers rent: the owner claims that he was under the impression that he had purchased the lockers;
The strata council's opinion is that the owner was aware that the lockers were to be rented since the locker construction and payment was discussed at the council meetings on a few occasions and the discussions were recorded in the minutes
- Leak in the exterior wall of his strata lot, which was caused by the clogged dryer duct.
The strata corporation paid for the cleaning of the dryer duct and also re-sealed the exhaust pipe.

The Strata Council will ask Clark Wilson LLP to respond to the letter sent by the owner's lawyer.

TERMINATION

There being no further business, the meeting was terminated at 8:00 p.m. The next meeting is scheduled for January 5, 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.

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

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