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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
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Veuillez demander à quelqu'un de vous le traduire.

**THE SEASTAR – LMS 2946
MINUTES OF THE COUNCIL MEETING
Wednesday, January 5, 2011**

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
Dmitri Kovalev	Resident Manager (first part of the meeting)

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 monthly report, most important items being:

- a) Mircom repaired deficiencies of the fire alarm system.
- b) Mott Electric completed the electrical vault cleaning on Dec 4, 2010.
- c) A&G Electric repaired the electrical heater in the meeting room.
- d) A guest suite has been rented for 20 nights in December 2010.

APPROVAL OF THE MINUTES

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

DHW Boilers Replacement

KC Plumbing replaced two old domestic hot water boilers on January 5, 2011. At that time it was noticed that one of the water supply pipes is leaking. It is a small leak; however, that section of the pipe will need to be replaced. KC Plumbing will send a quote for the pipe replacement.

City Hall Energy Conservation Project

The Strata council discussed the energy retrofit project proposed by the Vancouver City Hall. The energy audit that was completed in fall last year did not indicate any major items that may need to be upgraded. The Strata Council talked to councils of strata corporations that had already completed the recommended upgrades. The Council wanted to know if the completed energy upgrades really helped them save on the utility bill. In some instances the utility cost was lower; however the maintenance of the newly installed components was high. After carefully reviewing the proposal, the Strata Council's opinion is that the proposed upgrades would not warrant significant savings to owners.

NEW BUSINESS

Electrical Vault Cleaning

Mott Electric completed the cleaning and inspection of the electrical vault on December 4, 2010. This inspection is to be done in two stages and the next stage is currently scheduled for February 19, 2011.

TV set in the Amenity Room

The Strata Council discussed the upgrades in the amenity room. The TV set in the amenity room is old and the Strata Council decided to purchase a new one.

Pets

The Strata Council noticed that some residents allowed their pets to urinate in the garden area of the building. Please note that this is against the strata bylaws and any violators will be fined:

3(4) An owner of a pet shall not permit the pet to urinate or defecate on the common property, and if any pet does urinate or defecate on the common property, the owner shall immediately and completely remove all of the pet's waste from the common property and dispose of it in a waste container or by some other sanitary means.

In addition, some residents bring their pets into the amenity room, which is against the strata bylaws, section 3(6):

3(6) No owner, tenant or occupant shall allow pets to be in the amenity room, exercise room, meeting rooms or lounge. The council has the right to prohibit pets from other common areas of the building.

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Building Security

Recently, it was noticed that some residents left the building keys/FOBs in their vehicles, in full view of potential thieves. This is a serious security concern, as a thief may steal the FOB, thus gaining access to the building.

*****Security Reminder for all Residents*****

All residents are reminded that the entrance to your home *DOES NOT* start at your front door, but at the entrance to the complex. Following are a few tips for all to follow:

1. Ensure doors and windows are locked at nights and when you are absent from your Strata Lot, even if only for a few minutes (eg. walking your dog or going to get mail).
2. Remember to lock car doors. Don't leave anything visible in your car especially keys and fobs!
3. Report lost keys or FOBs to Resident Manager.
4. Report any suspicious activity to the police, make detailed notes.
5. Anyone experiencing or witnessing a break-in is advised to immediately contact the police to file a report.
6. When leaving your apartment for an extended time, don't advertise your absence. If possible, arrange for someone to "house-sit". If this is not possible, use timers to turn lights on and off at different times
7. Please note that all owners are responsible to ensure that their doors and windows are properly secured and alarmed if necessary.

Remember, security is everyone's responsibility!

Replacement of Failed Window Panes

Several residents reported problems with their windows: foggy windows or moisture between glass panes. The replacement of the window panes may be costly because the work has to be done from the boson chair. To minimize the cost the Strata Council will try to schedule the replacement of a few window panes at the time. The cost for the replacement will be included in the next year budget. If you are having problems with your windows, please report it to the on-site building manager.

Preparation for AGM

The Strata Council will prepare the budget for the next fiscal year, which starts on April 1, 2011, and present it to all owners at the Annual General Meeting, which is tentatively scheduled for the first week of May.

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Painting of Garbage Room

The Strata Council is thinking of repainting the garbage room, including the floor. The Council will consult the painting companies about the materials that may be used and obtain proposals.

Deposits for Common Area Keys

Recently some owners asked about the deposits for the common area keys. Please note that the **deposit for the locker room key is \$25.00. The deposit for the bike room key is \$50.00.** These are deposits and you will be reimbursed once the key is returned to the building manager. If the key is broken or lost, the deposit will not be returned to you.

CORRESPONDENCE

- An owner asked if he would be allowed to rent the guest suite for 6 weeks. The Strata Council thinks that the guest suite is supposed to be available to all owners, and the rental limits are in place so that all owners can have access to it. Therefore the request was denied.
- An Owner wrote to the council to ask for the permission to install new hardwood floor. The Strata Council approved, providing that the proper underlay is used, as specified in the Application for Renovation form.

TERMINATION

There being no further business, the meeting was terminated at 9:05 p.m. The next meeting is scheduled for February 2, 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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