

THE SEASTAR – LMS 2946
Minutes of the Council Meeting
Wednesday, March 2, 2011

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on February 2, 2011.

APPROVAL OF THE FINANCIAL STATEMENT

Financial statements were approved as presented by Gateway Property Management.

BUSINESS ARISING FROM THE MINUTES

Painting of Garbage Room and Gym

The Strata Council is still awaiting quotes for the repainting of the garbage room, including the floor. The Council is also looking into different options to protect the lower part of the wall in the gym.

TV set in the Amenity Room

The Strata Council purchased the new TV set for the amenity room. The TV will be installed in the following days.

NEW BUSINESS

Electrical Vault Cleaning

Mott Electric and BC Hydro completed the second phase of the mandatory electrical vault inspection and cleaning. The electrical vault has to be inspected and cleaned every 3 years.

Roof Anchor Inspection

Pro-Bell Enterprises scheduled the mandatory roof anchors inspection for March 4, 2011.

Weekend Janitorial Contract

Just George, the company that provides weekend janitorial services, provided a new quote for their service. There will be a small increase in the cost of the service they provide.

CORRESPONDENCE

- A written complaint from a resident was received by the strata council, which conducted an investigation into the complaint. The resident attended the meeting to discuss his concerns and the strata's response. Appropriate follow-up action was taken.
- An owner asked the strata council if he could rent his unit to a relative. According to the Seastar rental restriction bylaw, owners wishing to rent their suites need strata council's permission to rent. Renting to an immediate family member is exempt from the rental restriction bylaw. The rental restriction bylaw lists the members of the immediate family that are exempt from this bylaw:

38c) this bylaw does not apply to prevent the rental of a strata lot to a member of the "family" of an owner, meaning:
i. the spouse of the owner;

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ii. a parent or child of the owner; or
iii. a parent or child of the spouse of the owner,
where “spouse of the owner” includes an individual who has lived and cohabitated with the owner, for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender;

- An owner wrote to the strata council complaining about the smell of marijuana coming from the bathroom vent. The owner is not sure where the smell is coming from since the smell is apparent only near the vents. The Strata Council and the building manager will monitor this occasional smell of marijuana to determine the source.

If you are smoking please refrain doing it on the balconies or near your windows. The smoke can get into neighboring units through the vents. May we remind you that some people are allergic to smoke and they may have severe reactions affecting their health.

TERMINATION

There being no further business, the meeting was terminated at 8:30 p.m. The next meeting is scheduled for April 6, 2011.

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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