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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  
Monday, July 11, 2011**

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

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**PRESENT**

Sally Warren  
Bonnie Lambert  
Judy Santowski  
Marilyn Barr  
Stephen Ko  
Vera Blackwell  
Jo Yee Yung Fung

Marko Kazanegra      Gateway Property Management Corporation  
Dmitri Kovalev      Building Manager (first part of the meeting)

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**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) ESC Automation completed the replacement of HVAC shaft's bearings
- b) Zanotto Painting completed drywall repairs and painting in a suite
- c) AllStar Holding completed washing of all inaccessible windows
- d) Multi Flooring installed new carpet in the gym
- e) The guest room was rented for 17 nights in May and 16 nights in June. The amenity room was rented 4 times.

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**COUNCIL POSITIONS**

At the AGM of May 4, 2011 the new Council members were elected. At the first council meeting the new council officials have to be elected. Following the nominations Sally Warren was elected as president, Judy Santowski as treasurer and Bonnie Lambert as secretary.

**APPROVAL OF THE MINUTES**

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on April 6, 2011.

**APPROVAL OF THE FINANCIAL STATEMENT**

Financial statements were approved as presented by Gateway Property Management.

**BUSINESS ARISING FROM THE MINUTES**

Gym Renovations

The Strata Council received a quote for the installation of carpet tiles in the lower half of the walls. That is one of the options the Strata Council is considering to protect the walls in the gym. They also asked Zanotto Painting to provide a quote for painting of the walls.

Window Washing

AllStar Window Washing cleaned all inaccessible windows in May 2011. This year the windows will be washed 3 times. The next window washing will be in August and the third one in October.

**NEW BUSINESS**

Water Leak on 20<sup>th</sup> Floor

There was water damage on the 20<sup>th</sup> floor, caused by a clogged drain pipe. The water damaged a couple of suites as well as the common areas. The Strata Council contracted OnSide Restoration to complete the final repairs of damaged areas in suites and the common hallway. The total cost for the repairs will be slightly above the insurance deductible so the Strata Council will have to decide whether to proceed with the insurance claim.

Gas Leak in a Strata Lot

An owner reported a gas leak in his unit. The gas was leaking from a pipe in the wall, supplying gas to the fireplace. AirXchange was contracted to repair the pipe in the wall.

Flashing Light at Parkade Entrance

The Strata Council decided to install a flashing red light at the parkade entrance. The light will go on when the parking gate opens and off when the gate closes. The flashing light will serve as a reminder for resident to stop and wait for the gate to close before driving through.

Bicycle Room Cleaning

The Strata Council noted that there are some abandoned bicycles in the bicycle room. The Strata Council will post a notice asking all bicycle owners to mark their bicycles. Residents will be given a few weeks to mark their bikes. After that time all unmarked bikes found in the bicycle room will be disposed off or given to charity.

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Power Washing Machine

The building manager reported that the electrical power washing machine broke down. The cost for the repair is almost the same as the cost for a new one. The Strata Council decided to purchase a power washing machine which is much more reliable and of better quality than the old one.

Hallway Air Pressure

A few residents reported that the air pressure in common hallways is lower than it used to be. The property manager will ask the Siemens Building Technologies to come and investigate if the air pressure in the common hallways can be increased.

Gym Weights

There are new weights in the gym and it seems that they do not emit unpleasant odor, as the previous set.

Amenity Room Use

The Strata Council revised the rules for the Amenity Room use. These changes are in response to requests for clarification around general use of the room and are now in effect.

*The Amenity room at the Seastar is intended for the occasional use of residents and their guests. Unless the room has been booked for exclusive use it is open and available to all residents, subject to the following terms and conditions:*

***Hours of use: 7:00 a.m. to 11:59 p.m.***

- 1. A maximum of 3 guests plus up to 2 residents of the unit are permitted to use the room without pre-booking.*
- 2. The resident must be in attendance at all times if guests are present and no children (18 and under) are permitted without an adult resident present.*
- 3. The resident is responsible for the conduct of his/her guests, ensuring they abide by provisions in the Bylaws and Rules relating to use of Common Property.*
- 4. Consideration must be shown towards others in the room. Unnecessary noise, profanity, rowdy behaviour, or incivility to other residents, guests or staff is not permitted.*
- 5. Children under 12 must be supervised at all times while using the pool table.*
- 6. Music or television must be played at a level that does not disturb other residents; no music or loud conversation on the patio after 11:00 pm.*
- 7. The room is not to be used for commercial purposes.*
- 8. No pets are allowed in the amenity room or the courtyard.*
- 9. No food or alcohol is permitted unless the room has been pre-booked for exclusive use.*
- 10. When finished with the pool table, return all cues, balls and chalk to their designated spots and replace the cover.*
- 11. Return chairs/tables to their original configuration; turn off music/tv/dvd, remove any garbage. Close and secure all windows and doors and turn off lights.*
- 12. Any damage, beyond normal wear and tear, will be charged to the owner.*
- 13. Any substantiated violation of these rules will result in a warning letter being sent to the resident; a second violation will result in suspension of amenity room privileges for a period of six months.*

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Shutting off Fireplaces for Summer

The Strata Council encourages all residents to turn off the pilot light on their gas fireplaces for the summer months as an energy savings and cost savings program for the strata corporation. Although you may not use your fireplace during the summer months, unless you turn off the pilot light, it will continue to emit heat. If you require assistance with turning off and on your pilot light, please contact the building manager.

Painting of Garbage Room and Parkade

The Strata Council met with Zanotto Painting to discuss the painting of the garbage room as well as yellow road lines at the entrance of the parkade. Zanotto Paintings will paint the garbage room and yellow lines in the following weeks.

Lights in Front of Suite Doors

The building manager reported that the lights in front of the suite doors burn quickly and he recommends that the light bulbs are changed to energy efficient bulbs. BC Hydro may also offer an incentive for the installation of the energy efficient lighting. The property manager will obtain quotes for the replacement of light fixtures in front of suite doors.

**CORRESPONDENCE**

- An owner complained about the piano noise coming from a strata lot above. The council will contact the residents that play piano and will ask them to take all necessary steps to minimize the noise.
- An owner complained about her neighbor who knocked on her door, complaining about the noise. The Strata Council is encouraging all owners and residents to contact the building manager or Gateway Property Management if they have any issues with their neighbors.
- An owner complained about the noise coming from a neighboring suite. The property manager contacted the owner of that suite and the owner agreed to take steps to minimize the noise level.
- An owner wrote to the council about the noise some residents make while being on the amenity room patio. The Strata Council will revise the rules for the use of the Amenity Room, to minimize future issues with noise on the amenity room patio.
- An owner wrote to the Strata Council asking permission to continue to be exempt from the rental restriction bylaw. The Strata Council refused his request since the owner had already been granted exemption to the rental restriction bylaw for the period of March 2010 to March 2011.

**TERMINATION**

There being no further business, the meeting was terminated at 9:30 p.m. The next meeting will be Annual General Meeting, scheduled for August 9, 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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