

This notice contains important information which may affect you. Please ask someone to translate it for you.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。
ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ
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
a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner.
Veuillez demander à quelqu'un de vous le traduire.

**THE SEASTAR – LMS 2946
MINUTES OF THE COUNCIL MEETING
Tuesday, August 9, 2011**

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
Vera Blackwell

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

REGRETS

Jo Yee Yung Fung

CALL TO ORDER

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

BUILDING MANAGER'S REPORT

Building Manager, Dmitri Kovalev, provided council with the monthly report, most important items being:

- a) Precision Door and Gate replaced the brakes on the parkade gate;
- b) Mircom fixed the trouble signal on the fire alarm panel;
- c) OnSide Restoration continued the repairs in a strata lot damaged by a water leak in June 2011;
- d) The guest suite was rented for 19 nights in July;

AGENDA

It was moved, seconded and carried to approve the agenda of the meeting.

THE SEASTAR – LMS 2946
Minutes of the Council Meeting
Tuesday, August 9, 2011

APPROVAL OF THE MINUTES

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held on July 11, 2011.

APPROVAL OF THE FINANCIAL STATEMENT

Financial statements were approved as presented by Gateway Property Management.

BUSINESS ARISING FROM THE MINUTES

Water Leak on 20th Floor

The final cost for the repairs of damaged suites will be above \$35,000 so the Strata Council decided to submit an insurance claim. The Strata Corporation will still have to pay the insurance deductible, which is currently \$20,000.

Flashing Light at Parkade Entrance

Precision Door and Gate submitted a quote for the installation of a controller that would activate a flashing red light at the parkade entrance. The Strata Council decided to have the flashing light installed. The light, which will go on when the gate opens and off when it closes, will serve as a reminder for resident to stop and wait for the gate to close before driving through.

Hallway Air Pressure

Siemens Building Technologies will adjust the MUA unit and increase the air flow in common hallways.

Lights in Front of Suite Doors

A&G Electric submitted a quote for the installation of LED light fixtures in front of suite doors. The Strata Council found this proposal too expensive and they asked for additional information on the proposed lighting.

Painting of Garbage Room and Parkade

Zanotto Painting submitted a quote for the painting of a gym and the floor in the garbage room. The Strata Council found this proposal too expensive and they asked for additional information on the proposed paints.

NEW BUSINESS

Fire Alarm Annual Inspection

Mircom has been contracted to do the mandatory annual fire alarm and smoke detector testing. The testing is scheduled for August 29–31, 2011.

THE VANCOUVER FIRE DEPARTMENT BYLAWS STIPULATE THAT ALL FIRE EQUIPMENT MUST BE TESTED ANNUALLY. ALL IN-SUITE FIRE SAFTY DEVICES MUST BE TESTED.

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) 635-5047

THE SEASTAR – LMS 2946
Minutes of the Council Meeting
Tuesday, August 9, 2011

Carpet Cleaning

Service Masters submitted a proposal for the annual carpet washing and the spot cleaning of common area carpets. The common hallway carpets will be cleaned on August 24, 2011.

P1 Exhaust Fan

Siemens Building Technologies replaced the faulty fan in the parkade.

Replacement of Failed Window Panes

The Strata Council asked Accurate Glass to inspect failed window panes in several strata lots and provide quotes for the replacement. A few window panes will be replaced this year, up to the amount budgeted for this fiscal year. The remaining window panes will be replaced the next year.

CORRESPONDENCE

- A realtor representing a person who was interested in purchasing a strata lot in Seastar inquired about the handicapped parking stalls. The handicapped parking stalls are currently located in the small parkade off Pacific Street. The access to those two parking stalls is not convenient for a handicapped person so she asked the Strata Council if one of the visitors parking stalls can be used as a handicapped stall. The person who asked about a handicapped parking stall decided not to purchase a suite in Seastar so the Strata Council postponed a decision on this matter and will discuss it once there is a request for a handicapped parking stall.

TERMINATION

There being no further business, the meeting was terminated at 8:20 p.m. The next council meeting is scheduled for September 28, 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.

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) 635-5047