

Lancaster Gate Tenants Committee
2022 General Meeting
Minutes

Date of Meeting: June 19, 2022

Location: West End Community Centre, 870 Denman St.

Registration Opened at: 1:45

Number of Leaseholders in Attendance: 30

MEETING CALLED TO ORDER: at 1:58 p.m. by Committee Chair,
Doug MacCorquodale

PART 1: 2019-2022 Information and Highlights

- Building Plumbing Company hired following 2019 Leaseholders motion
- Concerns re. new Building Rules forthcoming from Pacific Quorum
- Finance questions raised with Pacific Quorum
- Deteriorating Building Infrastructure
 - o Expected Leaseholder Assessment for Elevator Upgrade & Repair project; i.e. estimated \$7,000-\$10,000 per suite.

PART 2: Questions, Comments and Motions:

ITEMS DISCUSSED:

- Proposed new rules re. renovations, window replacement, dedicated contractor
- Proof of insurance before finalizing sales
- Elevator issues; Costs projected for Elevator Modernization Project
- Relationships and communication with owner and property manager
- Shabby lobby, antiquated laundry room, disorganized bike storage, heavy garbage door
- New Management model ; problems with no Manager on site
- Unlocked security doors; people coming in from outside; racist graffiti in building
- Free Canada Post Parcel Locker
- Changing the Pet Policy
- Electing leaseholder not in attendance at meeting

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MOTIONS arising from discussion:

- **MOTION 1:**

“It was moved and seconded that Lancaster Gate Tenants Committee send a letter to the owners of the building calling on them to hire a permanent Building Manager who will provide us with proactive, preventative maintenance and oversight of the building and deal with building emergencies.”

- MOTION PASSED UNANIMOUSLY

- **MOTION 2:**

“It was moved and seconded that Lancaster Gate Tenants Committee consider the General Meeting request to the Lessors to hire an Engineering Firm to provide us with a building depreciation report.”

- MOTION PASSED UNANIMOUSLY

- **MOTION 3:**

“It was moved and seconded that Lancaster Gate Tenants Committee request Management to arrange for our washing machines and dryers to have timers and for the ground floor washroom to be renovated.”

- MOTION PASSED UNANIMOUSLY

- **MOTION 4:**

“It was moved and seconded that Lancaster Gate Tenants Committee is empowered to fill vacant positions on the committee as required.”

- MOTION PASSED UNANIMOUSLY

PART 3. Nominations and Election for 7 Committee Members:

NOMINATIONS:

- 13 leaseholders were nominated: Stephanie, George, Mackenzie, Ellie, Andy, Estela, John, Fred, Doug Mac, Barry, Frank, Vicky, Douglas M.*
- 6 nominations were declined
- 6 nominations were accepted by: George, John, Fred, Vicky , Barry, Frank
- *1 nomination tentatively deemed accepted by Douglas M as per Motion 4 above.

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ELECTION:

- 7 leaseholders were elected by acclamation, 1 in absentia

2022-2023 LANCASTER GATE COMMITTEE MEMBERS:

- Perry
- John
- George
- Fred
- Vicki
- Frank
- Douglas M (tentative)

PART 4: COMMITTEE FINANCES:

The Committee Chair reported at the meeting that the Lancaster Gate Tenants Committee has \$354.40 in cash assets.

IMPORTANT - Financial Situation after the meeting:

Donations at this meeting of June 19, 2022, totaled: \$311.35

The room cost for the June 19, 2022, meeting: \$204.75 (No cost to LGTC - donated by suite #102)

**TOTAL CASH ASSETS FOR THE 2022-2023 LGTC AS OF JUNE 19, 2022:
\$665.75**