

Lancaster Gate Tenants Committee (LGTC) Minutes February 24, 2026, 3PM

In attendance: G Christensen, J Miller, Vicki J, Stephanie R, Mandy H, D McCorquodale, L. Fedje

Chair: The meeting was called to order and the Chair gave the following report:

- The meeting discussed the smoking complaint and determined nothing could be done by the Committee.
- Pacific Quorum (PQ) are evaluating contractors' proposals for balcony repairs and will communicate with LGTC its findings.
- A proposal with pictures from Green Space (building gardeners) to fix the planter boxes and garden improvements was presented. The green space is needed between the city sidewalks and curb. It was suggested that we ask the city to put in a passenger loading zone in front of the building. The city will be contacted about feasibility. Green Space will be asked for recommendations on the property's trees.

New Business:

- A proposal by J. Miller to facilitate agenda could not be done in a timely manner because of monthly meetings. J Miller proposed that he take down all agenda items to be circulated. It was decided by the Chair that he will continue circulating the agenda at least a week in advance.
- Committee members can submit agenda topics in advance. New items can be added at the meeting at the start of the meeting.
- There was a long discussion about the minutes. Some Committee members want to determine what "discussed information" should be shared in the minutes and/or minutes should not reveal differences on the committee. No decision was made.
- There was discussion on where to post the minutes. A comparison was outlined between using PQ website and LGTC website by L Fedje. The LGTC website would take serious modifications to make it work. There was resistance to posting the minutes on the PQ website. No decision was made. Further discussion is necessary because the Annual General meeting of December 8, 2026, passed a motion for all minutes to be posted on a website.
- A broad discussion on building accessibility for the mobility-challenged residents including electrifying the front door. The Chair will contact PQ on this matter.
- Building security was discussed including getting the front door camera operational.
- The "no pet rule" in the present version is unenforceable. What do realtors tell prospective buyers about pets? No decision was made. Follow up with PQ required.
- Elevators need expensive repairs - will eventually have to be done. Further discussion needed.
- Discussion on motion detectors for lighting certain areas. No position taken on this matter.
- It was agreed that food found on the laundry room bookshelf will be put in the trash!
- Who has a key to the boiler/electrical room? No decision was made.

Not Discussed or tabled:

- Possession of key to boiler/electrical rooms; power saving-motion/light sensors in certain areas; paint pool area railings; select dates for next AGM; communication issues; Garbage bin lock; Painting pool area

Meeting Adjourned at 5:00 PM