

Lancaster Gate Tenants Committee (LGTC) Minutes

June 2, 2026, 3PM

In attendance: G Christensen, L Fedje, Vicki J, Mandy H, Perry A, Douglas M, Deanna B

Chair: The meeting was called to order by the Chair.

Committee Composition:

- The Committee welcomed Deanna B to ongoing Committee activities.
- Committee composition may be reviewed from time to time.

Chair Report / Ongoing Items:

- Landscaping / garden areas – The Committee noted that the landscaping contractor recently completed repairs to several flower bed areas that had fallen into disrepair. Work completed included improvements to existing planter areas, replanting in select locations, and replacement and re-leveling of landscape blocks where required. It was acknowledged that additional flower bed and planter repairs remain outstanding. Pacific Quorum will follow up with the landscaping contractor regarding the remaining scope of work, anticipated timelines, and any associated costs.
- Balcony and concrete repairs – An update was provided regarding ongoing concrete and balcony repair planning. Pacific Quorum continues to coordinate with contractors regarding project scope and implementation. The Committee understands that repair work has been approved by the Board and that further communication is expected from Pacific Quorum regarding timelines, scope of work, related project details, and associated costs to owners.
- Building accessibility – Discussion continued regarding front entrance accessibility and potential options relating to an electronic door opening system. The Committee noted that discussions with Pacific Quorum remain ongoing and that additional information is being gathered regarding possible solutions and building requirements.
- Telecommunications services – The Committee noted that information has been received regarding a potential enhancement to the existing telecommunications services currently available to residents. It was noted that this would be an additional feature or service associated with the existing telecommunications package and would be available at no additional cost to residents. The current agreement remains in place. Further information is expected to be communicated through Pacific Quorum as additional details become available.

Operations / Maintenance:

- Pool area railings – The Committee noted that L. Fedje and Douglas M completed painting of the exterior railings adjacent to the pool area on a volunteer basis. The Committee expressed appreciation for their efforts and noted that the completed work has improved the appearance of the area.
- Waste and recycling areas – General discussion occurred regarding the condition of the recycling and disposal containers. The Committee discussed options for washing and cleaning these areas and will coordinate with the caretaker regarding potential next steps.
- Garden lighting – It was noted that several garden lights located along the side of the building do not appear to be illuminated. George C will coordinate with the caretaker to determine whether this is related to timer settings or whether maintenance and replacement of lighting components may be required.
- Disposal bin area – General discussion occurred regarding the disposal bin enclosure and lock system. It was noted that the lock mechanism requires attention, and George C is in communication with the caretaker regarding potential repair or maintenance options. The Committee will continue to monitor the matter and review any recommendations as they become available.

New / Other Business:

- General discussion occurred regarding preparations for the upcoming AGM, including registration procedures and general meeting processes. Ongoing discussion will continue as AGM planning progresses.

Noted / Ongoing Items:

- Landscaping and planter repairs – ongoing review
- Balcony and concrete repairs – ongoing process

- Building accessibility improvements – ongoing discussion
- Telecommunications services enhancement – further details to follow
- Waste and recycling area maintenance – under review
- Garden lighting – ongoing review
- Disposal bin lock system – ongoing review
- AGM planning – ongoing

Meeting Adjourned: 5:00 PM