

Lancaster Gate Tenants Committee (LGTC) Minutes
August 18, 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.

Chair Report / Ongoing Items:

- Landscaping / garden areas – The Committee noted that the landscaping contractor recently completed repairs to the remaining flower bed areas that had fallen into disrepair. Work completed included repairs to the remaining flower boxes located at the rear of the building.
- Rear steps / concrete repairs – The Committee noted that Florian completed repairs to the rear step leading toward the back gate, along with portions of the surrounding concrete area. The repairs addressed areas that had been identified as requiring attention.
- Balcony and concrete repair project – Pacific Quorum continues to coordinate with contractors regarding project scope and implementation. Further communication is expected regarding timelines, scope of work and related project details. The first installment of the assessment was due August 1, 2026. Pacific Quorum is expected to send residents a reminder regarding the second installment due September 1, 2026.
- Rogers TV / Internet upgrade – The Committee noted the notice distributed by Pacific Quorum regarding the upcoming Rogers service upgrade, including upgraded television services and the addition of Xfinity Internet/Wi-Fi at no additional cost under the building bulk agreement. Residents are required to contact Rogers between September 1 and November 30, 2026 to arrange the required in-suite equipment upgrade. The current service will expire November 30, 2026. Residents should refer to the Pacific Quorum handout recently distributed to residents for complete details, contact information and instructions.

Operations / Maintenance:

- Waste and recycling areas – General discussion occurred regarding the condition and cleanliness of the garbage and recycling containers. George C will inquire with Pacific Quorum regarding the possibility of having the garbage and recycling bins cleaned.
- Disposal bin lock – General discussion occurred regarding the recently replaced lock on the garbage/disposal bin enclosure. It was noted that the replacement lock is now working properly with residents' keys and appears to have resolved previous issues.
- Pool rules and usage – General discussion occurred regarding concerns relating to use of the pool and surrounding pool deck, including pool hours, BBQs and cooking equipment, pets on the pool deck, and use by residents and guests. George C will liaise with Michael regarding the existing pool rules and whether additional clarification is required. The Committee discussed the possibility of providing residents with a reminder of the pool rules prior to the next pool season, including rules concerning hours of operation, BBQs/cooking, pets and excessive numbers of guests.

New / Other Business:

- 2026 Annual General Meeting – General discussion occurred regarding preparations for the upcoming AGM, including possible dates, meeting arrangements and suitable accommodations.
- Building insurance – Perry A brought to the Committee's attention the importance of reviewing building insurance information and ensuring that individual home insurance policies provide adequate coverage. The current building insurance policy expires at the end of December 2026.
- Pacific Quorum / LGTC website – The Committee revisited the use of the Pacific Quorum website for posting important building information, including AGM and Committee minutes. George C will follow up regarding possible implementation.
- Watering of trees and greenery – The Committee noted that watering restrictions have been eased and regular watering of the building's plants and greenery by Paula can continue as usual. No further action is required at this time.

Noted / Ongoing Items:

- Landscaping and planter repairs – completed
- Rear step/concrete repairs – completed / monitor as required
- Balcony and concrete repair project – ongoing
- Building accessibility improvements – ongoing discussion
- Rogers TV/Internet upgrade – resident action required September 1-November 30, 2026
- Waste and recycling bin cleaning – under review
- Garden lighting – ongoing review
- Disposal bin lock – completed
- Pool rules and usage – follow-up required
- Pacific Quorum / LGTC website – follow-up required
- 2026 AGM planning – ongoing

Meeting Adjourned: 5:13 PM