

Lancaster Gate Tenants Committee (LGTC) Minutes
September 3, 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:

- Balcony and concrete repair project – Repairs are scheduled to begin September 14 or 16, 2026. Residents are encouraged to refer to the display board in the lobby for further details. The final installment payment was taken on September 1. Work will proceed on a balcony-by-balcony basis, with each balcony assessed as the project progresses. Affected residents will receive additional communication advising when items need to be removed from their balconies to allow for inspections and repair work to proceed.
- Rogers TV / Internet upgrade – The Committee noted that residents can now contact Rogers, as outlined in the previously distributed handout, to arrange for their new equipment upgrade. Residents are reminded to be mindful of the timeline, as Rogers will discontinue the existing service after November 30, 2026. Residents are encouraged to contact Rogers as soon as possible to arrange their upgrade. The Committee will liaise with Paula to have a copy of the handout previously mailed to leaseholders posted in the mailroom, so that all residents are made aware of the upgrade and applicable timelines. The Rogers upgrade remains a work in progress, and the Committee will continue to monitor the process.

Operations / Maintenance:

- Pool rules and usage – George C. spoke with Michael regarding the pool rules, and Michael confirmed that Pacific Quorum can provide and post a refresher on the applicable rules for the next pool season. This will include clarification regarding animals around the pool and on the pool deck, as well as cooking and BBQs, along with any other applicable pool rules. The Committee will continue to follow up with Michael. The updated information and signage will be posted prior to the next swim season.

New / Other Business:

- 2026 Annual General Meeting – General discussion occurred regarding preparations for the upcoming AGM, scheduled for October 24, 2026 at the West End Community Centre, including meeting arrangements and suitable accommodations. Further communication to residents regarding the meeting time and other details will be posted shortly.
- Committee Member Nominations – Douglas M. made a motion, seconded by Deanna B., that at the AGM, existing Committee members wishing to stand for another term may simply indicate their intention to do so without requiring re-nomination. Nominations for other candidates will continue to be accepted from the floor, with voting to take place once all candidates have been identified. The motion was carried,
- Building insurance – The Committee discussed building insurance again and noted that Pacific Quorum provides the building's insurance information on its website. It is the responsibility of

each owner to review this information and provide it to their own insurance broker to ensure that their individual home insurance policy provides adequate coverage based on the building's current insurance requirements and deductibles.

- Pacific Quorum / LGTC website – George C. spoke with Michael regarding the use of the Pacific Quorum website. Michael confirmed that important Lancaster Gate information, including Committee meeting minutes, AGM minutes and other relevant property information, can be posted in the area of the Pacific Quorum website designated for Lancaster Gate leaseholders and accessible behind a secure login. Owners can register for access, with any access issues directed to Michael as needed. The Committee also noted that, with evolving digital technology, privacy and security of building information are increasingly important, and consideration should be given to what information is appropriate to have publicly accessible online. Mandy will liaise with George and Michael regarding the migration of applicable information to the Pacific Quorum website. The future use of the existing Lancaster Gate website and what information, if any, should remain publicly available continues to be a work in progress.

Noted / Ongoing Items:

- 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
- Pool rules and usage – follow-up required next season
- Pacific Quorum / LGTC website – under review
- 2026 AGM planning – ongoing

Meeting Adjourned: 5:03 PM