

**STRATA COUNCIL MEETING MINUTES  
STRATA CORPORATION LMS 280  
CHATEAU COMOX**

**Date:** April 26, 1999  
**Location:** Meeting Room - 1272 Comox Street

**Present:** Kelly Gesner, Chair Suite 404 Pat Rose, Member Suite 503  
Oza Klanjsek, Treasurer Suite 502 Steve Rosell, Member Suite 203

Property Management Company: Valerie Lindstrom (689-0909)

The meeting was called to order at 6:15 p.m.

## REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of Strata Council meeting of March 09, 1999. After good discussion it was moved by Steve Rosell and seconded by Oza Klanjsek that the minutes from the meeting held on March 09, 1999 be approved, as presented. **Motion carried.**

## FINANCIAL STATEMENTS

Council reviewed the financial statements the general operating account and Assessment account. After good discussion, it was moved by Pat Rose and seconded by Oza Klanjsek to approve the financial statements for March 999, as presented. **Motion carried.**

## CORRESPONDENCE

No correspondence was received from owners prior to the meeting.

## UNFINISHED BUSINESS

a) Water Penetration Update. Council reviewed the outstanding deficiencies from the current repair contract. Council notes that new grass seed was planted. The contractor had advised that they were going to do a hydra seeding (mixing fertilizers with the seed) to promote a rapid growth of lawn. The property manager will discuss this with the Engineer.

Council discussed the extension to the stairwell glass block wall. The additional work cannot be commenced until cash flow for the property improves. New gates will be installed after the additional glass block is completed.

b) Caretaker. The caretaker has expressed some concern that there may be some drug activity in the stairwells. If any resident notes anything suspicious around the building, they are asked to contact the Vancouver Police (**call 911**) immediately. Discussion was held on the purchase of a push mower for the property. The property manager will obtain a price for Council's review.

The caretaker noted that the locksmith had attended the property to adjust the stairwell door on the 8th floor. The garage door gate has been hit again. The roller is somewhat bent, and will be inspected by the garage gate company.

It is noted that once again there is a bicycle stored on the 6th floor. A letter will be sent to the owner to have their tenant remove the obstruction, as per the fire code. There are further complaints about vehicle fluids in parking stalls #16, 19 & 20. Letters will be sent.

- c) Landscaping. Council reviewed the quotation for the front garden trimming (\$155) and boulevard blocks (\$156) from On the Grow. It was moved by Steve Rosell and seconded by Oza Klanjsek to proceed with the work, as quoted. **Motion carried.**
- d) Dryer Vents. Council reviewed a quotation from Delta Cleaning for the cleaning of the dryer vents. The vent cleaning is based on a reduced price of \$44.95 for having them done all at the same time. If an appointment is missed the price for an individual cleaning will be \$150. This is primarily due to the fact that the vents must be accessed from the exterior of the building with a swing stage. It was moved by Steve Rosell and seconded by Pat Rose to proceed with the vent cleaning at the end of May 1999. **Motion carried.**
- e) Power Washing. Tabled until next fiscal year, due to cost.
- f) Exercise Room Options. Ongoing.
- g) Blockwatch/Security. Pat Rose reported that work on the project is ongoing. The property manager notes that there have been complaints that the front door is not closing properly. The door closer has been adjusted several times which appears to stop the problem temporarily. **Please ensure that all doors are properly closed behind you when entering or exiting the building.**

## NEW BUSINESS

- a) Items Thrown from Balconies. The property manager reported that a complaint had been received about various items were being thrown over balconies. This behaviour is totally unacceptable. A notice was posted outlining the problem, and it has stopped. Any further actions of this nature will result in immediate fines, with no further notice to the resident.
- b) Light Timer. The property manager reported that the electrician has attended the property and the timer is not working properly.
- c) Garbage Lock. The property manager is discussing the installation with Superior Disposal.

## NEXT MEETING DATE

The next Strata Council meeting will be held on June 01, 1999 at 6 p.m.

## ADJOURNMENT

There being no further business it was moved by Pat Rose that the meeting be adjourned. Meeting adjourned at 7:05 p.m.