

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

**Date:** June 01, 1999

**Location:** Meeting Room - 1272 Comox Street

**Present:** Kelly Gesner, Chair Suite 404 Pat Rose, Member Suite 503

Steve Rosell, Member Suite 203

**Regrets:** Oza Klanjsek, Treasurer Suite 502

Property Management Company: Valerie Lindstrom (689-0909)

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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 April 26, 1999. Council notes that under Unfinished Business (d) Dryer Vents. should read "If an appointment is missed the price for an individual cleaning will be \$150, if interior access is required. After good discussion it was moved by Steve Rosell and seconded by Pat Rose that the minutes from the meeting held on April 26, 1999 be approved, as amended. **Motion carried.**

**FINANCIAL STATEMENTS**

Council tabled the review of the financial statements for the month of April 1999 to the next meeting.

**CORRESPONDENCE**

No correspondence was received from owners prior to the meeting.

**UNFINISHED BUSINESS**

- a) Water Penetration Update. The property manager advised that the Engineer is trying to set up a meeting with Vancouver Restoration and the Construction Committee to deal with the final items outstanding on the repairs. These include landscaping deficiencies, glass block extension on east and west side of building (around stairwells) and installation of the gates for these areas. It is noted that the roof flashing has now been completed.

The property manager reported that substantial completion has been given by the Engineer effective May 11, 1999. The lien holdback period commences on that date, and funds must be released within 55 days.

The property manager further noted that there is only one owner who has not completely paid their assessment. The owner is making substantial monthly payments on their account.

- b) Caretaker. Nothing to report. Council requests that the item be removed from the Agenda.
- c) Landscaping. Council notes that the landscaping looks much better and is tidier. The property manager will see if the shrubs can be cut back some more. It is felt that the landscaper may have taken off the maximum amount that could be removed at one time.
- d) Dryer Vents. Notice will be provided to owners when the contractor is ready to proceed.
- e) Exercise Room. The property manager reported that the initial response of the Fire Marshall's office was that a guest suite is feasible for the space. One requirement is that there are no cooking facilities. The Fire Marshall

requires a site visit to finalize their report. It is hoped that this can be finalized and presented to the owners as an option, at the Annual General Meeting.

- f) Blockwatch/Security. Council discussed the recent break-in to a suite in the building. Owners are reminded not to allow anyone into the building that they do not personally know or recognize. Council also discussed having the Vancouver Police Department do a Blockwatch presentation at the Annual General Meeting.

Residents are reminded to ensure that all exterior doors are firmly closed behind them before leaving the door area. The front door closer has been adjusted, and will be inspected to see if it requires replacement. **It is important that residents remember NOT to leave their remotes in their vehicles.**

The property manager recommended to owners that they do not have their credit cards or new cheques delivered to the building, but make arrangements with their financial institutions to pick them up from their branch. Mailbox theft is becoming more common in the City. It has been noted by several police agencies that “crown lock” keys are easily made and that there are a number of them in the wrong hands. A security company has devised a lock for the enterphone so that the crown lock gives access to the building only during the hours that the postal carrier would be delivering the mail.

A request has been made of a resident to have a railing removed from the stairs on the east side of the building. There are two railings on the staircase. The property manager advised that one railing is sufficient. The railing will be removed as there is a risk that someone could stand on it to access the suite above.

**Owners are requested to check the bicycle room to ensure that their bicycle has not been stolen. It appears that the lock has been vandalized.**

The Strata Council will be looking into various security upgrades to be presented to the owners at the Annual General Meeting.

- g) Light Timer. The electrician has adjusted the timer, and will monitor to ensure that the lights are going on and off outside the building at proper times. The electrician will also be asked to replace the ballast in the stairwell to the rear of the building.
- h) Garbage Lock. Nothing to report.

## **NEW BUSINESS**

- a) Ground Floor Hallway Leak. Council notes that the leak in the ceiling outside of the exercise room has reappeared. Xpert Mechanical will be called to investigate.

## **NEXT MEETING DATE**

The next Strata Council meeting will be set after the next Construction Committee meeting.

## **ADJOURNMENT**

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