

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

Date: August 19, 1999

Location: Meeting Room - 1272 Comox Street

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

Property Management Company: Valerie Lindstrom (689-0909)

The meeting was called to order at 6:10 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of Strata Council meeting of June 01, 1999. After good discussion, it was moved by Pat Rose and seconded by Steve Rosell to approve the minutes of the meeting of June 01, 1999 as presented. **Motion carried.**

FINANCIAL STATEMENTS

Council reviewed the financial statements for the general operating account and the repair account to July 31, 1999. It was moved by Steve Rosell and seconded by Oza Klanjsek to approve the financial statements as presented. **Motion carried.**

CORRESPONDENCE

Correspondence was received from the owner of suite 304 regarding the installation of window coverings. Council notes that there is no specification as to the material of the window coverings only that they are white or off white when viewed from outside of the property.

Correspondence was received from the owner of suite 304 advising that they will be installing a floating hardwood floor in their unit. The owner notes that the contractor will endeavour to do the job as quickly as possible with as little noise as possible.

Correspondence was received from a 3rd floor suite owner regarding a smell in the hallway carpets. The property manager noted that she and two Council members attended the 3rd floor after receiving the letter and did not notice a strong odour. The owner notes that there is frequently air freshener used in the area. The property manager has also received another complaint from a 3rd floor resident. It is hoped that when the hallway carpets were cleaned the problem has been resolved. No new complaints have been received since the carpets were cleaned.

Correspondence was received from an owner on the 3rd floor regarding the noise from a dog in the building. Council notes that this is not the first complaint received about the barking dog. The owner will be contacted about the problem. If the problem persists, fines may have to be levied as per the bylaws.

Correspondence was received from Joel Schwartz of Gordon Spratt & Associates Ltd. regarding the repairs to the building. Attached to the letter is a Repair Certificate that has been filed in the Home Owner Protection Office. It was unanimously agreed by Council that all owners receive a copy of this correspondence. Please keep the letter in a safe place as it will be important documentation in the event that you wish to sell your home.

Correspondence was received from B.C. Gas noting that during a meter reading at the property they detected a small gas leak. The property manager advised that Xpert Mechanical attended the property immediately and repaired the leak.

Correspondence was received from Canadian Waste introducing themselves as the new recycling company for the Strata. The property manager will be meeting with the contractor on site to have the bins delivered as well as individual blue bags for all residents.

UNFINISHED BUSINESS

- a) Water Penetration Update. The property manager provided a copy of a letter sent to Vancouver Restoration regarding the p.s.t. rebate program that was introduced by the provincial government. At the time the letter was sent the government had not provided a formula to calculate the rebate. Without a simple formula the cost of breaking the p.s.t. out of individual invoices would have been prohibitive. The Strata Council will be applying for the rebate grant on behalf of the owners which is based on 7% of 40% of total repair-costs.

The last time that has to be finalized is the security gates on the east and west stairwells. The glass block wall extension has been completed. Vancouver Restoration has not supplied the drawings of the gate for approval. As soon as the drawings are received they will be delivered to the Council for approval so that the work can be completed.

- b) Landscaping. Residents have noted the landscaping improvements at the building. The installation of pyracantha for security is tabled until the completion of the stairwell gates.

Steve Rosell notes that there is a dead cedar tree on the west side of the building. The landscaper will be asked to look at the cedars to ensure that they do not require spraying. He will also be asked to quote on the replacement cost of the shrub, if required.

- c) Dryer Vents. To be scheduled in September.
- d) Power Washing. Council agreed to get quotes for the front of the building and a second quotation for the front and west side of the building.
- e) Exercise Room. A proposal will be given to the owners at the Annual General Meeting.
- f) Blockwatch/Security. Pat Rose will contact the Vancouver Police Department about having a police officer attend the A.G.M. The outside light timer is now working properly.
- g) Ground Floor Leak. The property manager reported that Xpert Mechanical found a small pin hole in a pipe on the main floor to the east of the elevator. The repair has been completed.

NEW BUSINESS

- a) Window Washing. Completed.
- b) Carpet Cleaning. Carpet cleaning was done at a cost of \$128.40 including taxes for all common areas.
- c) Lock Repair. The garbage lock and front door lock were repaired today.
- d) Front Door. A quotation will be presented to the owners for the removal and reinstallation of the front door at the Annual General Meeting. The door closer is operating properly and is adjusted frequently. The doors are not installed square to the frame. The Council and caretaker are monitoring the doors. Please ensure that the doors are closed securely behind you.
- e) Annual General Meeting. Council reviewed the proposed budget to be presented at the A.G.M. A tentative date is scheduled for September 14, 1999. Information on certain budget costs are still forthcoming. Owners will receive official notice as per the *Condominium Act of B.C.* for the Annual General Meeting.
- f) Equipment. Council notes that a new lawnmower, elevator mats and various supplies were purchased at a total cost of \$233.42. Council would like to thank John Rose for picking up and delivering the supplies.
- g) Oil Mats. The property manager advised that there are oil mats on the market made of flame retardant material. Cardboard in parking stalls is considered a fire hazard. This item will be discussed further at the A.G.M.
- h) Water over Balcony. An owner has reported water continually dripping over the south side of the building from a unit above. The property manager will contact the owners above this unit to see if they have any information about this water. Residents are reminded that all plants should be contained in a drip pan to avoid spillage of water off decks when watering. Decks are to be cleaned with a damp mop only.

NEXT MEETING DATE

The next Strata Council meeting will be held after the Annual General Meeting.

ADJOURNMENT

There being no further business it was moved by Pat Rose that the meeting be adjourned.

Meeting adjourned at 7:30 p.m.

