

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

Date: April 12, 2000

Location: Meeting Room - 1272 Comox Street

Present:	Steve Rosell, A/Chair	Suite 203	Patricia Pracher, Treasurer	Suite 403
	Milan Klanjsek, Member	Suite 502	Pat Rose, Member	Suite 503
	Aida Davis, Member	Suite 302		

Property Management Company: Valerie Lindstrom (689-0909)
Barker, Ross & Associates Ltd.

Regrets Kelly Gesner, Chair Suite 404

The meeting was called to order at 6:00 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of Strata Council meeting of February 23, 2000. It was moved by Milan Klanjsek and seconded by Patricia Pracher to approve the minutes of the meeting of February 23, 2000, as distributed. **Motion carried.**

FINANCIAL STATEMENTS

Council reviewed the financial statements for the operating account for the months of January and February 2000. It was moved by Patricia Pracher and seconded by Aida Davis to approve the financial statements for the general operating account for the months of January and February, 2000, as presented. **Motion carried.**

Council reviewed the financial statements for the water repair account for the months of January and February 2000. It was moved by Patricia Pracher and seconded by Milan Klanjsek to approve the financial statements for the water repair account for the months of January and February, 2000, as presented. **Motion carried.**

CORRESPONDENCE

Correspondence was received from Megen Properties Ltd. regarding a complaint that they have received about a dog barking in the early hours of the morning. The Council discussed this problem and possible solutions. The owner of the dog has agreed to install a door sweep and heavy duty weatherstripping to muffle any sounds coming from the suite. Council will also discuss having the owner put the dog in "doggy daycare" in an effort to resolve the problem.

UNFINISHED BUSINESS

- a) Water Penetration Update. A leak has been reported in the bedroom (outside wall) of suites 202 and 302. Vancouver Restoration Services have responded by sending a worker over the

side of the building in a bosun chair to investigate the problem. The caulking in an expansion joint was found to have separated. This has been repaired. The owner of suite 302 has reported that water is still coming in the suite. She further noted that the workman determined that the wall that is leaking has a shower backing this area in the adjoining suite. A plumber will be asked to investigate the suites above to see if the water is possibly from a shower drain or diverter.

The door installation is almost complete. There is still one small part to be installed. The second door will require a key to open both doors for moving. The caretaker and Council will have a key. Those persons moving in or out of the building will have to make arrangements for the key - in advance.

The Statutory Declaration from Vancouver Restoration Services for the P.S.T. rebate has been received. The application will be for \$7,986.17. The Homeowner Protection Office is backed up with applications, but it is anticipated that the funds will be in hand by the next Strata Council meeting.

- b) Dryer Vents. Completed with the exception of suite 203. The Engineer will be inspecting the wall area where there is staining from the dryer vent. The owner has not noted any additional water in the dryer piping.
- c) Power Washing. The underground parking power washing has been completed. Several vehicles were not moved and a degreaser should be used the next time the parkade is cleaned.

A review of the exterior power washing will be done at the next Annual General Meeting.

- d) Exercise Room. Ongoing.
- e) Security/Blockwatch. The Strata Council has an engraver on site. A notice will be posted on the notice board so that residents can sign up to use the engraver.

Blockwatch will be providing one sign to the building that will be installed on the street lamp post. This is the only location that they will install the signage.

- f) Deck Repairs 802. Ongoing.
- g) Oil Mats. Those individuals with oil leaks will be required to purchase an oil mat from the Strata at a cost of \$15 or park elsewhere until the vehicle leaks are fixed. A notice will be posted on the board about the mats.
- h) Key Storage. Ongoing.

NEW BUSINESS

- a) 202/302 Water Ingress. See Unfinished Business (a).
- b) Strata Property Act. The Strata Property Act has been proclaimed and will come into effect

on July 1st. The property manager briefly discussed with Council some of the changes. Information will be sent out to owners.

- c) Stairwell Gates. It was noted that there is some green staining on the new stairwell gates behind the plexiglass. The caretaker will see if a mild bleach solution will eliminate this problem.
- d) Diesel Fuel. The caretaker reported that the emergency generator diesel tank is approximately ½ full. An order will be placed with Mini-Tankers to refill the tank.
- e) Stairwell Door. Council noted that the glass in the stairwell door was broken. At the same time the glass company was asked to replace the lower garage door panel that is currently covered by plywood. This was not done. The contractor will be asked to come back to complete this work.
- f) Back Door. Council member Pat Rose advised the Council that in windy weather the back door by the garbage room does not always latch properly. A sign will be made for the door to make sure that the door closes properly.

NEXT MEETING DATE

The next Strata Council meeting will be held on June 07, 2000 at 6 p.m.

ADJOURNMENT

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

Meeting adjourned at 7:10 p.m.

