

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

Date: June 07, 2000
Location: Meeting Room - 1272 Comox Street

Present: Kelly Gesner, Chair Suite 404 Steve Rosell, Vice-Chair Suite 203
Patricia Pracher, Treasurer Suite 403 Aida Davis, Member Suite 302
Milan Klanjsek, Member Suite 502 Pat Rose, Member Suite 503

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

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 April 12, 2000. Council noted that under Unfinished Business (a) Water Penetration Update on page 2 (4th sentence) should read:

"She further noted that a workman determined that the wall that had a leak had a shower backing this area in the adjoining suite."

It was moved by Milan Klanjsek and seconded by Steve Rosell to approve the minutes of the meeting of April 12, 2000, as amended. **Motion carried.**

FINANCIAL STATEMENTS

Council reviewed the financial statements for the operating account for the months of March and April 2000. Council requests that the property manager confirm that fines have been charged out as specified in the bylaws of the Strata Corporation. A transfer from the repair account to the general operating account in the amount of \$500 is requested to cover the deposit cheque issued for the door replacement. The membrane installation on the decks of 801 will also be paid out of the repair account.

The property manager advised the Strata Council that the City of Vancouver has forwarded an invoice for the cost of recycling to the Strata. The charge for the calendar year is \$17 per unit (\$357).

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

Council reviewed the financial statements for the water repair account for the months of March and April 2000. It was moved by Steve Rosell and seconded by Patricia Pracher to approve the financial statements for the water repair account for the months of March and April 2000, as presented. **Motion carried.**

CORRESPONDENCE

Correspondence was received from the Strata's insurance company regarding a claim for carpet damage in suite 802. The owner has not provided sufficient details for the claim to be processed. The file will be closed if the information is not received in a timely fashion.

UNFINISHED BUSINESS

- a) Water Penetration Update. Funds have not yet been received for the P.S.T. rebate. The property manager will also be making application to the City for the return of building permit costs.
- b) Exercise Room. Ongoing.
- c) Security/Blockwatch. Pat Rose reported that the signage has been installed at the building. Thanks to John Rose for his assistance. Owners are reminded that there is an engraver on site for their use.
- d) Deck Repairs 802. The membrane has been completed and the EIFS (building envelope system will be reinstalled over the upturn of the balcony membrane.
- e) Key Storage. Ongoing.
- f) 202/302 Condensation. The Strata's Engineer will be meeting with a contractor at the building to review the problems associated with the dryer vent. It is thought that the vent from the dryer may have disconnected within the wall cavity of the building. A workman had previously thought that the problem may have relating to a plumbing issue. This was found to be incorrect.
- g) Stairwell Gates. The caretaker has cleaned with a weak bleach solution.
- h) Diesel Fuel. The cost to fill the diesel tank was \$30.50.
- i) Stairwell Door Glass Replacement. The glass has been replaced.

NEW BUSINESS

- a) 801 Balcony Door/Skylight Leak. The property manager advised that the repair has been quoted at \$300. Council agreed to proceed with the work.
- b) Roof. The property manager reported that during a recent inspection it was found that there are some weeds growing on the roof. A contractor has been asked to clean the areas.
- c) Barking Dog. The Council requests that a letter be sent to the owner of the dog providing information on a collar the emits a lemmon smell when they bark. This smell is offensive to the pet but is not dangerous. The owner has also previously stated that they would install a door sweep on their entrance door. The property manager will obtain an update from the owner on this issue.

- d) Landscaping. Council member Pat Rose volunteered to meet with the landscaper to discuss how much of the front hedge should be removed. The reduction in the height of the hedge is recommended by the police department.
- e) Garbage Room Door. Council requests that the door be looked at as it is dragging and becoming difficult to open.
- f) Contractors. The Council notes that some of the contractors are leaving doors open in the building. They will be advised that this is unacceptable.
- g) Annual General Meeting. Council will meet to review the proposed budget for the next fiscal year. Various items will also be looked at for presentation to the owners at the A.G.M. Council is anticipating that the A.G.M. will be held in early August.

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 Steve Rosell that the meeting be adjourned.

Meeting adjourned at 7:21 p.m.