

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

Date: September 27, 2000
Location: Meeting Room - 1272 Comox Street

Present:	Kelly Gesner, Member	Suite 404	Steve Rosell, Member	Suite 203
	Patricia Pracher, Member	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.

Prior to the commencement of the meeting the Council appointed the following Council positions:

Pat Rose, President
Kelly Gesner, Vice-President
Patricia Pracher, Treasurer

It was further agreed that the terms of office for Council would be as follows:

Pat Rose	2 years
Kelly Gesner	2 years
Steve Rosell	2 years
Aida Davis	1 year
Patricia Pracher	1 year

Milan ?

The meeting was called to order at 6:20 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of Strata Council meeting of June 07, 2000. It was moved by Kelly Gesner and seconded by Patricia Pracher to approve the minutes of the meeting of June 07, 2000 as distributed. **Motion carried.**

FINANCIAL STATEMENTS

Council reviewed the financial statements for the months up to and including July 2000 for the operating and repair accounts. It was moved by Kelly Gesner and seconded by Patricia Pracher to approve the financial statements to July 31, 2000. **Motion carried.**

CORRESPONDENCE

Correspondence was received from a resident regarding noise complaints. A large number of individuals were found occupying the suite above the resident. The rental was a short term. Unfortunately the owner did not leave information regarding who to contact in the event of a problem.

Pat Rose found an e-mail address for the owners and were able to send them information on the problems. It is hoped, by all residents, that the owner will be more selective in choosing future tenants.

Correspondence was received from the new owners of suite 801. The owners had made a request to do an alteration to their balcony deck, but have withdrawn that request. The Council would like to take this opportunity to welcome Stan and Hella Bennett to the building.

UNFINISHED BUSINESS

- a) Water Penetration Repairs / PST Rebate. Nothing to report.
- b) Exercise Room. Tabled to Spring
- c) Security/Blockwatch. Council reports that there have been break-ins to vehicles in the underground parking. One suite was broken into and all that was missing were the keys to their vehicle. Please ensure that you do not let anyone into the building who you do not personally know.

Please leave a note on the notice board if you would like to borrow the Strata's engraver to mark your valuables.

It was noted that the 5th floor stairwell doors were not locking properly and that the door to the water room in lower parking required repair. The locksmith will be called to attend to these matters.

- d) Deck Repairs 802. Completed.
- e) Key Storage. Ongoing.
- f) 202/302 Condensation. Waiting to have a response from the contractor on this issue.

The property manager has discussed the staining from the vent of suite 203. The contractor has stated that it was reported to the Construction Committee that the dryer vent was attached to the kitchen vent. She has checked with Joel Schwartz the Strata's Engineer who does not remember this being brought to the Committee's attention. A contractor will be asked to inspect the area.

- g) Stairwell gates. Council requests that the contractor be asked to install spacers between the gate and the plexiglass to eliminate stagnant water pooling in these areas. The contractor will also be asked to make the gate locking system quieter. Neighbours have placed a note on the gate asking residents to quietly shut the gate.
- h) Emergency Generator. The annual servicing of the unit was ordered at a cost of \$350 plus g.s.t.
- i) 801 Balcony Door / Skylight Leak. Repairs are completed.
- j) Roof Cleanup. Completed.

- k) Barking Dog. Council notes that the tenants who were being woken by the dog have moved to another floor in the building. Council members discussed the "odour of wet dogs" that is on the 3rd floor. Council member Aida Davis has been spraying "Fabreeze" on the carpet to keep the smell down. The carpet was cleaned, but the smell has returned. It was also discussed that the vacuum used in the building may not be collecting all of the dog hairs from the carpet as it does not have a "power beater bar". Prices will be obtained for a new vacuum as well as carpet replacement.
- l) Landscaping - Hedge Trimming. Pat Rose met with the landscaper to discuss the trimming of the hedges. The landscaper has trimmed them as much as possible. He has suggested that they be trimmed again in the Spring, which will allow for more growth to be removed. The Rhododendron's will be trimmed in the Spring as well.
- m) Garbage Room Door. The contractor did not find a problem with the gate. Another contractor will be asked to look at the problem.

NEW BUSINESS

- a) Annual Fire Test. The property manager provided Council with the items requiring repair as well as a list of the units where no access was given. Notice will be given to the units for rescheduling the testing; to be done when the repairs are being completed.
- b) Power Washing. The Council requests that the property manager schedule the power washing for the building.
- c) Lights. It was discussed that there is insufficient lighting at the front of the building. Items have been found at the north east corner of the building where it is secluded and difficult to see from the street. John Hutchison will be asked to provide a quotation for the installation of additional lighting.

NEXT MEETING DATE

The next Strata Council meeting will be held on November 15, 2000.

ADJOURNMENT

There being no further business it was moved by Kelly Gesner that the meeting be adjourned.

Meeting adjourned at 7:50 p.m.