

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

Date: November 15, 2000

Location: Meeting Room - 1272 Comox Street

Present: Pat Rose, President Suite 503 Steve Rosell, Member Suite 203
Patricia Pracher, Member Suite 403

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

The meeting was called to order at 6:35 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of Strata Council meeting of September 27, 2000. It was moved by Steve Rosell and seconded by Patricia Pracher to approve the minutes of the meeting of September 27, 2000 as distributed. **Motion carried.**

FINANCIAL STATEMENTS

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

CORRESPONDENCE

Correspondence was received from an owner regarding the fines charged to their account. Council acknowledges the letter but notes that there were complaints from more than one individual regarding the pet problem. The fines will not be removed from the account.

Correspondence was received from Kelly Gesner advising that she has sold her unit and is tendering her resignation from Strata Council. Council expressed their appreciation for the service that Kelly has given the owners and wish her well in her new home.

UNFINISHED BUSINESS

- a) Water Penetration Repairs / PST Rebate. The Strata has submitted documentation to the bonding company for the deficiencies from the Vancouver Restoration repair. The property manager expects to have a response shortly.
- b) Exercise Room. Tabled to Spring
- c) Security/Blockwatch. Council reports that three vehicles were broken into on October 31st. The enterphone was also damaged. Parties unknown are hitting the number keys too hard and damaging the keypad.

A Blockwatch meeting will be called for December 17th. All residents are invited and encouraged to participate in a Holiday gathering at the same time.

- d) Key Storage. Ongoing.
- e) 202/302 Condensation. See Unfinished Business (a).
- f) Stairwell gates. H & R Aluminium have made a commitment to have the gates adjusted before the end of the month.
- g) Landscaping - Hedge Trimming. The landscaper has contacted the property manager to advise that the Rhododendron's can now be pruned. He also asked if the Strata Council would like to reduce the height of the hedge again. Steve Rosell also pointed out that the Maple trees should be pruned. Pat Rose agreed to liaise with the landscaper on all of these issues.
- h) Garbage Room Door. The property manager provided a quotation for the repair to the gate in the amount of \$275. It was unanimously agreed to proceed with the repair.
- i) Annual Fire Test. The contractor has not provided a date for the re-testing.
- j) Power Washing. The property manager advised that International Building Maintenance has expressed concern about the requirements by WCB for "roof anchors". The building does not have proper anchors for their staff to tie-off. The property manager will obtain quotations for the installation of the anchors. This expenditure will require the owner's approval at a general meeting. If possible this will be done in December 2000.
- k) Lights at Entrance. Council reviewed a quotation from John Hutchison to install lights at the front of the building. The quotation of \$250 was approved. Council asked that John be asked to check the lights by the stairwell as well.

NEW BUSINESS

- a) Garage Gate Accident. Correspondence was received from an owner who suffered some damage to their vehicle from the garage gate. The gate mechanism was disconnected by an unknown individual. When the owner exited the parkade the gate fell down hitting the rear of their vehicle. The owner of the vehicle has filed a claim with ICBC and provided Council with a copy of same. The Strata Council will deal with the insurance claim as required.
- b) Hallway Painting. Two quotations for hallway painting were received. Council agreed that the painting be discussed at the next meeting.
- c) Stairwell Leak. The Council reviewed a quotation from Claimex for the leak repair to the front stairwell. The water is coming from under the sidewalk and exiting through the top of the glass block window. No water penetration is occurring into the building. Council requests that one additional quotation be received prior to a decision being made on the repair.

NEXT MEETING DATE

The next Strata Council meeting will be held on January 29, 2001 at 6 p.m. in the Meeting Room.

ADJOURNMENT

There being no further business it was moved by Steve Rosell that the meeting be adjourned. Meeting adjourned at 8:10 p.m.