

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

Date: February 07, 2001

Location: Meeting Room - 1272 Comox Street

Present: Pat Rose, President Suite 503 Patricia Pracher, Treasurer Suite 403
Steve Rosell, Member Suite 203 Milan Klanjsek, Member Suite 502

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

Regrets: Aida Davis, Member Suite 302

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 November 15, 2000. It was moved by Steve Rosell and seconded by Patricia Pracher to approve the minutes of the meeting of November 15, 2000 as distributed. **Motion carried.**

FINANCIAL STATEMENTS

Council reviewed the financial statements for the months of November and December 2000. for the operating and repair accounts. It was moved by Patricia Pracher and seconded by Milan Klanjsek to approve the financial statements for November and December 2000, as presented. **Motion carried.**

CORRESPONDENCE

Correspondence was reviewed that was sent to Wilson M. Beck Insurance Services Inc. the firm that is holding the bond for the work performed by Vancouver Restoration Services Inc. As was discussed previously, Vancouver Restoration Services Inc. are no longer an operating company. One of the principals of the company, Rocco Cerenzia, is now with Claimex Restoration. In discussions with the Engineer and Rocco Cerenzia regarding the deficiency with the dryer vents in the building, a proposal was received from Claimex to attend to the property and correct the problem. This work was done, as recommended by the Strata's engineering firm JRS Engineering Ltd. There was no expense to the Strata Corporation as this was work that would be covered under warranty. The letter was sent to the bonding company expressing the Strata's appreciation that Claimex Restoration completed the repairs.

UNFINISHED BUSINESS

- a) Water Penetration Repairs / PST Rebate. Water Penetration Repairs were discussed under Correspondence.

The property manager reported to Council that an error had occurred in their office where the application forms for the PST rebate had been filed in a former employee's desk and not submitted to the Homeowner Protection Office. The matter will be corrected immediately, and Council received an apology from the property management company.

- b) Exercise Room. Tabled to Spring
- c) Security/Blockwatch. A Block Watch meeting is scheduled for all residents. Notices will be posted. The property manager reported that there was a break in to a suite on the second floor (through an open window). The owner feels that the thief stood on a set of doors that were stored on the rear west side deck to gain access. The owner of the doors has since disposed of them to ensure that this possible entry point is gone.
- d) Key Storage. Ongoing.
- e) 202/302 Condensation. The problem has been addressed by Claimex Restoration.
- f) Stairwell gates. H & R Aluminium have not been able to adjust the doors to stop the slamming. They will be asked again for a solution to the
- g) Garbage Room Door. The door has been repaired. Recently a key was broken off in the lock and the garbage company could not pick up the garbage for one week. The lock has been repaired.
- h) Annual Fire Test. Completed. Required repairs have also been done.
- i) Power Washing/Roof Anchors. Ongoing.
- j) Lights at Entrance. The property manager advised that the lighting will be installed next week. John Hutchison also quoted on the hallway lighting improvements that were discussed at the Annual General Meeting. The pot lights will be approximately \$1100 -\$1200 for three pot lights per floor. Council agreed to proceed with this work.

Council further discussed the additional lighting wanted in the stairwells. The electrician had suggested taking power from one of the side lights on the building. He was concerned that this might create too much light for the neighbouring building. Council suggests that other options be explored.

- k) Hallway Painting. Steve Rosell provided Council with some colour brochures from various paint companies. Council made several possible choices and agreed that a small quantity of the paint be put on the wall for a colour test. Council thanked Steve Rosell who volunteered to do the sample test, and who picked up all the brochures.
- l) Stairwell Leak. Council discussed cleaning up the stairwell staining when the power washing is done. No water is entering the building as it is a ground level leak.

NEW BUSINESS

- a) Insurance. The property manager provided Council with the insurance renewal information from Pro-Technical Insurance Services Limited, the Strata's insurance brokers. The policy premium is \$2,578 for 100% replacement value and includes earthquake coverage with a 5% deductible.
- b) Fire Monitoring. The property manager reported that the building had a separate line installed for the monitoring of the fire panel. Previously the Strata Corporation had used an owner's residential line which worked well until the owner moved.

- c) 302 Interior Repairs. The interior repairs from the investigative work done in suite 302 for the dryer vent problem (see Correspondence) have been completed.
- d) Elevator Fan. Complaints have been received about the noisy fan in the elevator. The electrician will be asked to look at the fan when he is next in the building.
- e) Diesel Emergency Generator. The property manager will obtain a quotation to service the generator.
- f) Letters for Enterphone. Council discussed the cost of the letters for the enterphone. It was moved by Steve Rosell and seconded by Aida Davis to approve an expenditure of \$100 for letters for the Enterphone. **Motion carried.**

NEXT MEETING DATE

The next Strata Council meeting will be held on February 4, 2001 [subsequently changed to February 11, 2001] at 6 p.m. in the Meeting Room.

ADJOURNMENT

There being no further business it was moved by Patricia Pracher that the meeting be adjourned. Meeting adjourned at 8:00 p.m.

