

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

Date: September 19, 2001

Location: Meeting Room - 1272 Comox Street, Vancouver, B.C.

Present: Rusty Ker, President/Treasurer
Stan Bennett, Member

Len Fleming, Vice-President
Steve Rosell, Member

Property Management Company:

Valerie Lindstrom (689-0909)
Barker, Ross & Associates Ltd.

Regrets: Pat Rose, Member

The meeting was called to order at 4:05 p.m.

REVIEW OF THE LAST MEETING MINUTES

Tabled to next meeting.

CORRESPONDENCE

No correspondence has been received since the last meeting.

UNFINISHED BUSINESS

- a) Painting contract - Rainscreen Metal Products. Council reviewed the power washed portions of the building with Mike Mior, a representative from Rainscreen Metal Products Ltd., prior to the meeting. A concern was raised that the power washing had not taken all of the loose acrylic stucco off the concrete. Council was assured that all the loose material would be removed prior to painting. Council also questioned which staircase railing and lamp posts were included in the paint quotation. The contractor will provide answers to these questions. Mike Mior was thanked by Council for attending this inspection.

Council discussed the cost of the replacement of the acrylic stucco. After good discussion, it was moved by Stan Bennett and seconded by Len Fleming to authorize the painting to proceed with a limit of 300 square feet of acrylic stucco repair. Any further repairs are to be undertaken only after consultation with the Strata Council.

The question was called on the Motion. **Motion carried.**

The property manager will send a letter to Rainscreen Metal Products Ltd. This letter will also confirm that the agreed upon items would only be included in their contract. Council has tabled the installation of metal cap flashings on parapet walls and will review at a later date when funds may be available. The property manager will also remind the contractor that a price had been requested for stainless steel fireplace vents.

- b) Interior Painting and Ceiling Tile. The property manager advised Council that the contractor was not able to complete the painting of suite doors as residents were unavailable. The residents of one suite are away on vacation until the end of the month. The contractor will be rescheduling the appointments after the 1st of October. The property manager did not address the ceiling tiles with the contractor.
- c) Drip Trays - Garage Door. Council President Rusty Ker advised that the power washing did not remove the rust stains on the garage gate. He further reported that he had cleaned the rust and had asked Overhead Door and Rainscreen Metal Products for price on installing a drip cap over the door to prevent further staining.

NEXT MEETING DATE

The next Strata Council meeting will be held on October 09, 2001 at 4:30 p.m. in the Meeting Room.

ADJOURNMENT

There being no further business it was moved by Stan Bennett that the meeting be adjourned. Meeting adjourned at 5:27 p.m.