

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

Date: October 23, 2001
Location: Meeting Room - 1272 Com

Present:	Rusty Ker, President Stan Bennett, Member	Len Fleming, Vice-President Pat Rose, Member
Regrets:	Patricia Pracher, Treasurer	Valerie Lindstrom Barker, Ross & Associates Ltd. (604-689-0909)

The meeting was called to order at 4:30 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council tabled the review of the minutes of October 09, 2001 to the next Strata Council meeting.

FINANCIAL STATEMENT

The financial statements for September 2001 were distributed. Council tabled the review of the financial statements until the next Strata Council meeting.

CORRESPONDENCE

No correspondence was addressed.

UNFINISHED BUSINESS

a) Painting contract - Rainscreen Metal Products. Council President Rusty Ker summarized the state of the exterior paint contract and progress draws paid. The items still to be completed, some of which will have to wait for warm weather next year are:

- stucco repair and repaint damaged areas, mostly on balcony walls
- tops of garden and stairwell walls - north side
- patio walls outside 203 and cleanup of 203 & 204 patio areas
- sheet metal work, including fireplace vents
- all exterior doors and roof metal staircase
- repaint roof tower
- paint roof parapet where parapet clamps were attached
- pressure wash n/e walkway and new stucco
- pressure wash garage driveway
- paint inside of balcony pony walls
- paint interior of garbage area
- replace glass broken outside suite 802 (contractor expense)

Rainscreen has been asked to quote on a stainless steel wall cap to cover the damaged front garden wall where the street numbers are attached. The cap would have 1272 Comox cut out and a black powder coat backing behind the cut out area.

- b) Interior Painting and Ceiling Tile. The Council is waiting for a report from the property manager on a meeting with the contractor. Council is discouraged with the time taken to complete this work, the inadequate wall surface preparation and the dispute over the scope of the contract.
- c) Drip Trays - Garage Door. The quote of \$250 was accepted from Rainscreen. The installation has been ordered.
- d) Garden. Council member Stan Bennett has met and received a quote (\$1600 range assuming volunteer work party help) from Patti Gardens!!! for a complete replanting of the front gardens within the raised planters. The quotation includes 20 yards of soil and either sod or ground cover, bulbs and replanting of some of the existing landscape material. Stan will obtain additional quotes and provide a recommendation to Council.
- e) Bylaws Committee. The Committee members will hold their first meeting within a week. It is anticipated that a Special General Meeting will be called in early December for owner's to review and vote on the proposed bylaws.
- f) 203 & 204 Mailboxes. Nothing to report.
- g) Outstanding Fees. A payment has been reported of \$600 on this account. Follow up in writing is being undertaken.
- h) Satellite TV. Stan Bennett has met with Bell ExpressVu and is waiting for their proposal to be received.

NEW BUSINESS

- a) Building Maintenance. Two quotations have been received for the maintenance of the building. These proposals will be used to develop and define building maintenance duties required at the Strata. Council member Len Fleming volunteered to review and develop a building maintenance job list.
- b) Corridor Air. Council member Len Fleming expressed a concern that the make up air unit is adding to resident's electrical costs by displacing heated air with the cold make up air vented into the suites as well as providing uncomfortably cold hallways. He has obtained the manual and drawings for the air make up unit. The furnace has a 200,000 BTU input (the existing two hot water tanks are each rated at 250,000 BTU input). Council accepted a proposal to service the furnace, adjust the air output, and heat the make up air for a short period. After this initial period the gas bill will be reviewed. Len further expressed concern over the gas utilization by the three fireplaces (16,000 BTU input each) in the building and will be analysing historical gas consumption.

NEXT MEETING DATE

The next Strata Council meeting will be held on November 05, 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 6:30 p.m.