

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

Date: February 26, 2002
Location: Meeting Room - 1272 Comox Street, Vancouver, B.C.

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

The meeting was called to order at 4:35 p.m.

GUEST: JOEL SCHWARTZ, JRS ENGINEERING LTD.

A proposal for investigation of the water penetration at the front of the building (suite 701) was presented to Council. Joel explained to those present the rainscreen technology utilized in the repair of the building. He explained the importance of removing the existing windows in order to waterproof the wall to tie in to the concrete and steel stud portion of the building. He does not recommend a repair with a face seal integrating the window to the wall. A question was raised about whether there may be a similar problem on the south face of the building. Joel responded by saying that it was possible but that without further investigation he could not confirm any failure in the building envelope in that area. He did however report that completing a retrofit on both areas would provide a cost savings if both are done at the same time.

Council discussed the flagpole at the front of the building and whether it could be permanently removed during the repairs. Joel responded that application to the City would be required to eliminate this architectural detail. President Rusty Ker reported that he had spoken to the Rocco Cerenzie who was with the firm that completed the building envelope repairs on the east and west side of the building. He has recommended the removal of the flagpole.

Joel was advised that the first report of a problem occurred in January 2002. He was asked how long it would take to complete his investigation and provide a report back to the Strata Council. A time frame of approximately five weeks was given, once approval has been provided from the owners to proceed.

Council discussed the problem in suite 202 and it was agreed that this was not an envelope problem and should be removed from the scope of work to be provided to the Engineer.

Council thanked Joel for attending the meeting and requested that his proposal be amended to include the south wall and remove suite 202.

Council agreed to discuss the proposed Engineering services later in the meeting.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of the Strata Council meeting held on January 15, 2002. It was moved by Stan Bennett and seconded by Patricia Pracher to approve the minutes of January 15, 2002 as distributed. **Motion carried.**

FINANCIAL STATEMENT

Council reviewed the financial statements for the month of January 2002. After good discussion, it was moved by Patricia Pracher and seconded by Stan Bennett to approve the financial statements for the month of January 2002. **Motion carried.**

Council Treasurer Patricia Pracher presented an updated summary of the cash flow for the operating budget for the current fiscal year. Council thanked Patricia for providing this information.

CORRESPONDENCE

Correspondence was received from a tenant regarding a meeting with Strata Council. The tenant advises that he will be out of the country at the time the next Strata Council meeting is held. The correspondence provides telephone numbers where he will be able to be reached, if required.

Correspondence was received from a tenant concerned that the recent complaints of a business being operated out of their suite may be related to other issues.

Correspondence was received from a tenant regarding a meeting held with himself and the Strata Council regarding a complaint received about his tenancy. The tenant requests that in his absence any correspondence regarding same is to be forwarded to his legal counsel.

Correspondence was received from a tenant in the building regarding questions asked of an individual in his suite during his absence. The tenant requested that any queries from Strata Council regarding the suite be submitted in writing with copies to the tenant's legal counsel and the owner's agent.

UNFINISHED BUSINESS

a) Engineer's investigation - 202 and 701 Water Ingress. See aforementioned discussion with Engineer. Council agreed to have the interior wall of suite 701 exposed and inspected.

Council further discussed the proposal from JRS Engineering to investigate and prepare a report on the water ingress problem. Council member Mike Ghafarzadeh will speak to another Engineering firm to find out what their fees would be for a similar investigation.

b) Interior Painting and Ceiling Tile. Council member Mike Ghafarzadeh reported that the ceiling tiles in the exercise room are the same as the hallways. These tiles can be cut and used to repair the hallway tiles.

c) Garden. It was reported that the bamboo in the garden area of suite 203 has spread to 204's planters. The gardener has been asked to provide a price for the removal of the root structure of the bamboo.

d) Satellite TV. Stan Bennett reported that Bell ExpressVu has submitted their proposal. They will require a \$895 initial cost outlay. It was recommended that this item be tabled for review at

a later date.

- e) Building Maintenance (definition of duties). Treasurer Patricia Pracher distributed a second draft to Council. John Rose will be asked to provide input for this project.
- f) Corridor Air. President Rusty Ker reported that Engineered Air does not come out and look at air makeup units. The equipment is working well at the present time. When weather warms up the pilot light will be extinguished to eliminate the heating of the hallways.
- g) Stainless 1272 Comox Sign. Due to the irregularities in the concrete face of the planter face, the centre of the "O" has not adhered properly. An attempt will be made to rectify this problem and reinstall the centre piece.
- i) Gas Fireplace Metering. Len Fleming reported that an electrician will be asked to quote on the installation cost. This will be tabled to the next meeting.
- j) Corridor Door weatherstripping. Ongoing.
- k) Lobby. Council agreed to table this project until after the Engineer's report is received.
- l) Roof Deck. Tabled.
- m) Bicycle Room. Council agreed to circulate notes and provide tags for owners to attach to their bicycles in an effort to find out if some of the bicycles have been abandoned by previous residents.
- n) Elevator Keying. The installation of a lock in the elevator to get to the underground parking was installed. The property manager reported that the costs could be reduced significantly from the price quoted by the maintenance company. It was moved by Patricia Pracher and seconded by Mike Ghafarzadeh to proceed with the installation. **Motion carried.**

NEW BUSINESS

Tabled to end of meeting.

OTHER BUSINESS

Council agreed to conduct the balance of the meeting "in camera".

Council agreed to adjourn the meeting and reconvene in one week's time to allow for the inspection of suite 701 to be presented.

RECONVENE MEETING - MARCH 05, 2002 - 4 p.m.

NEW BUSINESS

- a) In Camera Meeting. Council reported on the decisions generated from the "in camera" meeting of February 26, 2002. It was moved by Patricia Pracher and seconded by Mike Ghafarzadeh that the Council enforce the bylaws relating to no smoking in common areas, as well as leaving personal items (carts, recycling bins) in common areas of the building. Further infractions will result in immediate fines, as per the bylaws. **Motion carried.**

Council further discussed the meeting held between a Committee of Council members and a tenant relating to the running of a business venture within the building. Council reviewed the recommendations based on the findings of the Committee. It was moved by Patricia Pracher and seconded by Mike Ghafarzadeh that fines be held in abeyance subject to the tenant abiding by the City of Vancouver's guidelines for accepted home based business activities in residences. **Motion carried.**

- b) Council reviewed the findings of the preliminary inspection of suite 701.

It was reported that damage was found at the top and bottom of the exposed area between the front windows of suite 701. In order to determine whether this damage is isolated to suite 701 it was agreed that areas in 601 and 801 be opened and inspected. After good discussion, it was moved by Mike Ghafarzadeh and seconded by Patricia Pracher to proceed with the removal of drywall in suites 601 and 801 for further investigation. **Motion carried.**

Council further discussed the proposal from JRS Engineering for their services. Council member Mike Ghafarzadeh reported that in discussions with another firm, he found their fees to be comparable.

- c) Noise Complaint. Council reviewed a noise complaint regarding the tenants in suite 303. It was moved by Len Fleming and seconded by Patricia Pracher that the owner be fined \$200 for the infraction as notification has been sent previously of a similar violation. **Motion carried.**

NEXT MEETING DATE

The next Strata Council meeting will be held after the results of the inspection of suites 601 and 801 have been received.

ADJOURNMENT

There being no further business it was moved by Mike Ghafarzadeh that the meeting be adjourned. Meeting adjourned at 5:10 p.m.