

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

Date: April 9, 2002

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

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

The meeting was called to order at 5:05 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of the Strata Council meeting held on February 26 and March 05, 2002(combined). It was moved by Stan Bennett and seconded by Mike Ghafarzadeh to approve the minutes of February 26 and March 05 (combined), 2002 as distributed. **Motion carried.**

FINANCIAL STATEMENT

Council reviewed the financial statements for the month of February 2002. The financial statements will be reviewed at the next meeting. Council President Rusty Ker noted that the building is approximately \$1350 over budget at the present time.

CORRESPONDENCE

Correspondence was received from the owner of suite 702 regarding a telephone conversation wherein remarks were made about her husband that were felt to be offensive. Council acknowledges receipt of the letter.

Correspondence was received from the Committee struck to review the bicycle room contents. The Committee requests clarification on the cost of the keys for access to this room. The property manager advised Council that the keys are held by a \$20 refundable deposit. The Committee notes that there are two bicycles that have not been claimed inside the room as well as two at the rear exit in the underground parking. The Committee recommends that these bicycles be disposed of, with the proceeds going to the Strata Corporation, if they are unclaimed.

Correspondence was received from the tenant of suite 602 requesting a written reply to their correspondence of February 26, 2002. The tenant requests clarification on whether the Strata Council is initiating the continued questioning of the residents of suite 602 or if this is being initiated by an individual. The Council President was provided a copy of this correspondence and acknowledged receipt. The tenant further commented on the recent discussions held on the placing of a meter on the gas fireplaces in the building. The issue of paying for the gas consumption is irrelevant. The gas meter would have to be placed outside the unit as it is felt that accessing the unit to read the meter on a regular basis would be an invasion of their privacy. He further notes that there are four fireplaces in

the building, not three as previously discussed. The owner of suite 304 (present at the meeting) confirmed that he has a gas fireplace in his unit. The tenant of suite 304 further commented that he did not feel that the minutes of the meeting are accurate.

Correspondence was received from the owner of suite 304 regarding the "in camera" portion of the meeting of February 26, 2002. The owner has provided a second letter on this subject after speaking to the property manager about the request that owners not be permitted to stay during this portion of the Agenda. The owner requests that a written response be provided as to why the agent for the owner of suite 602, Mr. Chan, was permitted to be in attendance.

UNFINISHED BUSINESS

- a) Engineer's investigation - 202 and 701 Water Ingress. At the last Council meeting it was agreed that a contractor be asked to open the walls of suites 801 and 601 to ascertain if there is any evidence of water penetration. Rocco Cerenzie from Belgrove Construction removed a small section in both units. Pictures were produced to show evidence of water penetration. It was noted that the area is not wet at the present time.

There are several possible areas of water penetration. Council member Mike Ghafarzadeh inspected suite 701 during a recent rain storm. Water was seen entering at the concrete slab, from the area where the flag pole is located. This is a location on the building where there is a control joint. After good discussion, it was moved by Stan Bennett and seconded by Mike Ghafarzadeh to obtain a quotation from Belgrove Construction to re-caulk the windows and control joints on either side of the flagpole area of suites 801, 701, and 601. **Motion carried.**

- b) 202 Bathroom. Coast Mountain Plumbing will be assessing the problem by investigating both suites 202 and 302 to find the problem.
- c) Interior Painting and Ceiling Tile. Council member Mike Ghafarzadeh reported that the difficulty in installing the ceiling tiles is the lack of clearance. An inventory will be done of the tiles available to be used for replacements. The property manager will work with Mike on this project.
- d) Garden. Council member Stan Bennett reported on the proposal from Patti Gardens!!! for the garden areas of suites 202, 203 as well as the front garden. The total estimate is approximately \$1800. The work in the rear garden area only is \$1196.50. This will eliminate the bamboo that is growing in this area. There are four months left in the fiscal year and the category for landscaping is over by \$300. After good discussion, it was moved by Stan Bennett and seconded by Patricia Pracher to approve \$1,196.50 for the work in the rear gardens. **Motion carried.**
- e) Building Maintenance (definition of duties). Treasurer Patricia Pracher and Vice-President Len Fleming will go over the document with John Rose. They noted that they are pleased with the work being done by John in the building.
- f) Stainless 1272 Comox Sign. The sign has been reattached. Someone ran over the top of the sign scarring it. The sign was sanded and waxed to repair the finish.
- i) Gas Fireplace Metering. The electrician (John Hutchison) has been on vacation and has not contacted Council Vice-President Len Fleming to provide a costing for the electrical portion of

the installation.

- j) Corridor Door Weatherstripping. President Rusty Ker reported that the weatherstripping was the incorrect style and will be returned. An alternate type will be selected.
- k) Lobby. Council discussed various options for decorating the lobby. It was agreed that a proposal be presented to the owners for their approval at the Annual General Meeting.
- l) Roof Deck. The roof top area has been reviewed for privacy concerns. The owner of suite 802 has noted that there is no need to move the railing around the tiled area. A panel could be installed on either side of the existing wall. There has been concern raised by the owners of suite 801 regarding noise and lack of privacy. After good discussion, it was moved by Mike Ghafarzadeh to remove this item from the Agenda. **Motion carried.**
- m) Bicycle Room. Council has e-mailed the owners of suite 501 to ask whether they have bicycles stored in the bicycle room. It was moved by Patricia Pracher and seconded by Pat Rose that a notice be posted giving residents until May 15, 2002 to claim bicycles, after which time they will be disposed of. **Motion carried.**

NEW BUSINESS

- a) Enterphone. Council President Rusty Ker reported that the front door has been left unsecured. This has occurred either because the mail carrier has not put the lock into the closed position fully before removing their key or someone tampering with the enterphone. This has occurred several times recently. The electronic striker was required to be replaced today as it had burned out from excessive use. The Council discussed the installation of security cameras at the building. It was agreed to prepare a proposal for the owners to be reviewed at the next general meeting.
- b) Rear Lane Parking. Concern was raised by a resident that one of the residents is using the parking area at the rear of the building on a continual basis. The bylaws do note that the space can be used on a first come basis for a maximum of 12 hours.

NEXT MEETING DATE

The next Strata Council will be held on Tuesday, May 28, 2002 at 5:00 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 6:50 p.m.