

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

Date: May 17, 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

Visitor: Aida Davis, Owner, Unit #302

John Rose, Spouse of Council Member, Pat Rose, Unit #503

The meeting was called to order at 5:05 p.m., by Len Fleming, Vice-President.

Rusty Ker rose on a point of order and asked who could attend the meeting. Upon a ruling from the Chair, John Rose left the meeting. It was moved by Rusty Ker, seconded by Mike Ghafarzadeh, that the meeting should not be recorded on a tape recorder. This was carried unanimously.

ADOPTION OF "ROBERTS RULES OF ORDER"

It was put forward that in order to conduct proper, business-like, Strata Council meetings, 'Roberts Rules of Order' should be re-adopted (as they had been part of previous strata by-laws). There was some discussion as to the content of Roberts Rules of Order and their significance and it was agreed by a majority of Strata Council members that it would be of great benefit in conducting future meetings, to adopt these rules.

MOTION:

All Meetings of the Council shall be governed by Roberts Rules of Order (re-adoption) and by-laws to be amended at next A.G.M.

Motion brought by Stan Bennett

Seconded by Patricia Pracher

Carried unanimously

CLARIFICATION – OWNERS VS TENANTS

Attendance to Council Meetings

Sections of the Strata Property Act (Instruction Guides 4 (s.7) and 5 (s.1 and 3)) were brought to the attention of Strata Council members regarding what persons may, lawfully, attend Strata Council meetings and under what circumstances. After having the relevant sections read out loud, misconceptions about who may attend Strata Council meetings were largely cleared up. It is intended that these sections of the Act and the relevant Strata by-laws will be enforced for any future meetings.

MOTION:

Owners, but not tenants, may attend Council meetings but as observers only. No observers may attend portions of meetings dealing with by-law contraventions, rental restrictions, or any matters that might unreasonably interfere with individual privacy.

Motion brought by Len Fleming (adjourning the Chair)

Seconded by Stan Bennett

Carried unanimously

Right of Entry

Sections of the Strata Property Act (Instruction Guides 5 (s.3) and 6 (s.3)) pertaining to right of entry into a strata suite were also presented to the meeting in order to clear up any misconceptions about who may enter a strata suite and under what circumstances. It is intended that these sections of the Act and the relevant Strata by-laws will be enforced with regards to any issues which may arise regarding entry by a Strata Council member to a strata suite.

MOTION:

Right of entry late addendum to be read into record

Motion brought by Mike Ghafarzadeh

Seconded by Stan Bennett

Unanimously carried

Requisition of Council Meetings

Sections of the Strata Property Act (Instruction Guides 4 (s.7) and 25 (s.4)) were presented, that deal with requests by owners or tenants of the Strata to have a hearing held before Strata Council. It was agreed to by a majority of Strata Council members that, in accordance with the Act, applications by owners must be received in writing and must state the reason for request for a hearing. Council will cause a hearing to be held within one month of the written request. If a decision is specifically requested by the person(s) who requested the meeting, a decision must be delivered within one week.

MOTION:

A Committee be struck to hold hearings under s.15 of the Standard By-Laws and s.135 and 136 of the Strata Property Act as expeditiously as possible, reporting back to Council for a decision.

Motion brought by Stan Bennett

Seconded by Mike Ghafarzadeh

Unanimously carried

As three members of the Strata Council constitutes a quorum, it was decided to choose a four member committee to deal with hearings. Three members of the committee will attend to the requested hearing, hear the complaint(s), and record the request for a decision, if applicable. The committee will then convene with the remaining Strata Council members to brief them of the hearing details and to unanimously address the decision requested by the complainant(s). The decision will be presented to the complainant in an expeditious manner, not to exceed the terms set out by the Strata Property Act.

Brief Discussion:

With regards to the letters which had been received to date, requesting a hearing, as these letters did not request a specific resolution date but having left the setting of a hearing(s) to the discretion of the council, these letters will be deferred to the newly appointed committee to set up appropriate hearing dates in short order and resolving these issues as outlined above.

ADJOURNMENT

There being no further business, it was moved by Patricia Pracher, that the meeting be adjourned (seconded by Stan Bennett). The meeting was adjourned at 5:20 p.m.