

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

**Date:** July 25, 2002  
**Location:** Meeting Room – 1272 Comox Street, Vancouver, B.C.

**Present:** Rusty Ker, President                      Aida Davis, Member  
                 Patricia Pracher, Treasurer              Stan Bennett, Vice-President

**Regrets:** Pat Rose, Member  
                 Mike Ghafarzadeh, Member

**Visitor:** James Storey, Unit #401  
                 Adriaan de Vries, Unit #404

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The meeting was called to order at 7:02 p.m. by Rusty Ker, President.

**ADOPTION OF JULY 4, 2002 MINUTES**

**MOTION:**

**The Minutes of July 4, 2002 be approved.**

**Motion brought** by Stan Bennett

**Seconded** by Patricia Pracher

**Carried unanimously**

**REPORT ON OUTSTANDING MINUTES**

In an effort to determine which paperwork has been distributed to the non-resident owners, Mr. Ker contacted Messrs. Chan, Klukas and Lam. Mr. Chan stated that he has not received copies of any minutes since January 15, 2002; Mr. Klukas noted that he has not received copies of any minutes since the Special General Meeting in December of 2001. Mr. Lam could not be contacted so it is unknown which paperwork he has received. Mr. Ker provided all outstanding minutes to Messrs. Chan and Klukas via e-mail.

**TERMINATION OF PROPERTY MANAGEMENT FIRM**

Initial contact was made with Barker Ross on July 8, 2002, following the July 4 meeting in order to verbally come to a mutual agreement with regards to the termination of the property management contract. Valerie Lindstrom stated that she needed a few days to give this some thought. On July 12, contact was attempted in order to hear Ms. Lindstrom's comments on the matter. There was no reply from Ms. Lindstrom.

On July 15, 2002, termination was given in writing to Barker Ross on the advice of legal counsel. The property management contract stipulated that 30 days' termination notice must be given in writing by registered mail. Based on this agreement, due notice was given to Barker Ross in their favour.

On July 19, 2002 Ms. Lindstrom contacted one of the Strata Council members and stated that she would furnish a response on the following Monday, July 22. This response came in the form of a letter dated July 22, 2002, referring to section 39(1) of the Strata Property Act and its requirements dealing with the termination of property management.

The Strata's reply to such letter was sent on July 24<sup>th</sup> by legal counsel stating that termination was not under section 39(1) but under section 39(2), which states that the Strata Corporation does not need prior approval to cancel the contract in accordance with its terms.

**ENGAGING PROPERTY MANAGEMENT SERVICES OF ASSERTIVE PROPERTY MANAGEMENT & REAL ESTATE SERVICES INC.**

On July 19, 2002, Rusty Ker, Stan Bennett and Patricia Pracher met with Patricia Graham of Assertive and Patricia Graham was given a building tour. Two references had been checked with respect to Assertive's quality of service and the responses were very positive. Ms. Graham made the impression of being very knowledgeable in her field. Assertive is to assume property management services on August 1, 2002. Notice has been provided to all owners.

**MOTION:**

**The services of Assertive Property Management & Real Estate Services Inc. be engaged by accepting and signing the Property Management Contract subject to such contract being reviewed by the two Strata Council members who have not had a chance to review this contract. Review by the council members is scheduled to take no longer than three days.**

**Motion brought by Stan Bennett**

**Seconded by Aida Davis**

**Carried unanimously.**

**REPORT ON UNIT REPAIRS (#601, 701, 801 AND 202, 302)**

It appears that the repairs to units 601, 701 and 801 with regards to any caulking and drywall repair have not been completed. There had been no communication with regards to this matter from Barker Ross as at the last meeting on July 4. Apparently the gyprock work has been completed but the workers are required to return to do some finishing work.

With regards to units 202, and 302, work still has to be performed to repair a hole cut into the wall of unit 302. It is not certain whether the work on these two units is included in a prior quote from Belgrove Construction or is included in an invoice, which is currently outstanding to Belgrove Construction. Until the details of these issues are sorted out, it was recommended that a 10% holdback be placed on the latest invoice outstanding to Belgrove Construction. Barker Ross will be advised of this.

**WINDOW WASHING**

After long last, with some short notice, the windows have been washed on July 25. The Strata Council thanks all residents of the building for their understanding in having this task completed in short order.

**ANNUAL GENERAL MEETING**

**MOTION:**

**The AGM be held on Thursday, August 29<sup>th</sup>, 2002, at 7:00 p.m. in the Meeting Room at 1272 Comox Street.**

**Motion brought by Aida Davis**

**Seconded by Stan Bennett**

**Carried unanimously.**

**OTHER BUSINESS**

There was no further business brought before the meeting.

**CORRESPONDENCE**

There was no correspondence brought before the meeting.

**ADJOURNMENT**

There being no further business, it was moved by Stan Bennett, that the meeting be adjourned. The meeting was adjourned at 8:00 p.m.