

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

Date: August 15, 2002, August 20, 2002
Location: Meeting Room - 1272 Comox Street, Vancouver, B.C.

Present: Stan Bennett; Rusty Ker; Patricia Pracher; Aida Davis

August 15, 2002 - The meeting was called to order at 6:32 p.m. by Rusty Ker.

This meeting was a brief meeting prior to the upcoming Annual General Meeting.

Rusty Ker presented a to-do list of items that required completion before the Annual General Meeting to be held a few weeks later. The duties were assigned as to Council members as per their availability taking into consideration time constraints.

Council had become aware that the property management firm representing six units in the building had given a tenant in one of the units the right to attend all Strata Corporation Council and General Meetings and to hold the proxies and vote on all matters pertaining to the strata lots in question.

As the letters assigning these rights to a tenant were signed by a representative of the property management firm and not an owner (as is outlined in the Strata Property Act), Council agreed to have such notification reviewed by Legal Counsel to ensure its validity as per the Strata Property Act and Strata by-laws.

The issue of the termination of Barker Ross was also reviewed and Council agreed to have Legal Counsel prepare further correspondence advising Barker Ross of the termination in accordance with the terms of its agreement and asking that all funds and records be turned over.

NEXT MEETING

The next meeting date set for August 20, 2002.

ADJOURNMENT

There being no further business, it was moved by Stan Bennett, that the meeting be adjourned. The meeting was adjourned at 7:00 p.m.

August 20, 2002 - The meeting was called to order at 5:00 p.m. by Rusty Ker.

A further letter was presented to Council from the property management firm acknowledging that a tenant of the building had been assigned the right to attend all Strata Corporation Council and General Meetings and to stand for election and serve on Strata Council.

The matter as discussed by Council at the previous meeting on August 15, 2002, had been presented to Legal Counsel and it was confirmed that the tenant was indeed entitled to vote at the upcoming Annual General Meeting, all six proxies assigned to him.

The meeting proceeded with final planning stages for the Annual General Meeting. The President's report had been drafted and reviewed; the necessary paperwork was drafted to be prepared during the final days before the AGM.

ADJOURNMENT

There being no further business, it was moved by Rusty Ker, that the meeting be adjourned. The meeting was adjourned at 6:00 p.m.