

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

Date: September 24, 2002
Location: Meeting Room – 1272 Comox Street, Vancouver, B.C.

Present: Adriaan deVries
Aida Davis
Patricia Pracher
John Rose

Visitors: Rusty Ker, Jim Storey, Dexter Sterling

The meeting was called to order at 6:32 p.m. by Adriaan deVries.

1) APPROVAL OF MINUTES

Approval of the minutes of Council Meeting of August 15 and September 10 is tabled to the next meeting as the minutes had just been presented in final form by Barker Ross.

2) APPROVAL OF AUGUST 2002 FINANCIAL STATEMENTS

MOTION:

The August 2002 financial statements be approved as presented.

Motion brought by Patricia Pracher
Seconded by John Rose
One abstention; Carried.

3) ONGOING MAINTENANCE ISSUES

- a) Completion of work 601, 701, 801/painting
It was discussed to wait until it rains to open the wall and see where any water ingress may be coming from; Mr. Ker stated that Mr. Bennett is in possession of the building plans which shows the detail construction of the south wall; Valerie Lindstrom agreed to put Belgrove Construction directly in touch with Mr. Bennett to obtain such plans in order to finalize this work;
- b) Sprinkler leak/601
Drywall repair work is to be completed by Belgrove Construction;
- c) Hallway air/filters/maintenance
Quotes are to be obtained from two contractors, Executive Air and Expert Mechanical, with respect to checking the hallway air system. The system may need to be balanced as this has not been done in years; new filters can be installed at any time as the filters are on hand;
- d) Gardening needs/seasonal pruning
It was discussed that no annual gardening contract is in place but that the services of the present gardener are on an "on call" basis; it may be advantageous to secure a gardening contract and it was agreed to obtain quotes from three gardeners, the current gardener, Patti Gardens, the former gardener, Don Sands, and one other garden contractor. It was also discussed to get a gardener's opinion as to what pruning may be in order and what maintenance needed to be done on some of the

larger trees on the property. Tree service enquires are also to be made regarding this issue.

e) Gardener (definition of duties)

It was clarified that John Rose is customarily looking after trimming the grass at the front of the building and is correspondingly paid for this service. Any other gardening issues fall under the duties of the gardener for hire. The occasional weeding of the front lawn should be addressed as necessary and may be performed by John or any other concerned owner (preferably with a green thumb).

f) Update on moving fee

It was agreed that moving fees should be charged for every move-in going forward. Regarding the moving out of tenants from unit #303, the property manager for that particular unit will be contacted as to repair to the wall damage that occurred during that move after the tenants have moved out at the end of October. Touch ups will occur after that move in case of any additional damage.

g) Security

Everyone was updated on the most recent unlawful entry to the underground garage, via manipulation of the elevator panel to gain access to the garage. Some cars were pilfered and some car windows smashed. Security issues are a major topic of concern. John Rose will confer with Pat Rose, block watch captain, to endeavour to draw up a list of security do's and don'ts to be posted on the lobby bulletting board as a reminder to owners of good security practices.

4) Correspondence/New Business

Barker Ross has provided its notice that it will not be renewing its management contract with LMS 280 effective October 31, 2002. LMS has formally thanked Barker Ross for its long years of service.

Discussions are ongoing with possible replacement property management firm, Assertive Property Management. Adriaan DeVries is currently negotiating an additional clause to be inserted into the new property management contract which would enable LMS 280 to terminate the property management contract for due cause, due cause including poor performance and/or breach of any clause in the contract. Discussions are ongoing. The new contract is scheduled to take effect November 1, 2002.

5) OTHER BUSINESS

None.

6) NEXT MEETING

The next meeting date has been set for Tuesday, October 8, 2002.

7) ADJOURNMENT

There being no further business, it was moved by Adriaan deVries, that the meeting be adjourned. The meeting was adjourned at 7:30 p.m.

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