

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

Date: October 8, 2002
Location: Meeting Room – 1272 Comox Street, Vancouver, B.C.

Present: Adriaan deVries
Aida Davis
Patricia Pracher
Medhi Ghafarzadeh
John Rose

Visitor: Rusty Ker

The meeting was called to order at 6:30 p.m. by Adriaan deVries.

1) APPROVAL OF MINUTES

MOTION:

The minutes of Strata Council meetings held August 15 and September 10, 2002 be approved as presented.

Motion brought by Aida Davis

Seconded by Patricia Pracher

Carried. (Aida Davis & Patricia Pracher were the only council members present at the current meeting who were present at the August 15 and September 10, 2002 meetings)

2) APPROVAL OF NEW MANAGEMENT CONTRACT

MOTION:

That the contract submitted by Assertive Property Management including the amended clause regarding termination be approved, the new management services to take effect on November 1, 2002.

Motion brought by John Rose

Seconded by Aida Davis

Carried unanimously.

The management contract was duly signed by three council members and sent by mail to Patricia Graham of Assertive Property Management.

3) ONGOING MAINTENANCE ISSUES

- a) Completion of work 601, 701, 801/painting
Currently no update on this matter.
- b) Sprinkler leak/601
Drywall repair work is to be completed by Belgrove Construction;
Currently, no confirmation available whether this work has been completed.
- c) Hallway air/filters/maintenance
This matter will be addressed at the next council meeting.

- d) Gardening needs/seasonal pruning
The task of obtaining quotes from various gardening services is underway. Don Sands, the previous gardener is no longer available. Several other garden quotes will be evaluated including that of the current gardener, Patti Gardens.

4) **OTHER BUSINESS**

It was brought up recently that the garage door was recently unworkable during the latest power outage. It was decided to investigate whether the garage door circuit could be tied into the emergency generator. The matter will be investigated by John Rose through an electrician.

6) **NEXT MEETING**

The next meeting date has tentatively been set for Tuesday, November 12, 2002.

7) **ADJOURNMENT**

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

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