

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Monday, October 21, 2002 at 6:30 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

PRESENT:	Patricia Pracher	403	
	John Rose	503	
	Aida Davis	302	
REGRETS:	Adriaan DeVries	402	President
	Mehdi Ghafarzadeh	802	
GUEST:	Dexter Sterling	602	(6:25 pm-6: 35 pm)

STRATA MANAGER: Patricia Graham, Assertive Property Management
& Real Estate Services

The meeting was called to order at 6:35 pm

MINUTES:

Approval of the minutes for the September 24, 2002 and October 8, 2002 was deferred to the next council meeting.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded and **carried** to accept the September financial statement.

Any owner may request a copy of the monthly financial statement by calling the management company during regular business hours Monday to Friday 9:00 a.m. to 4:30 p.m.

BUSINESS ARISING:

1. **601/701/801 Leak:** The strata council advised that 801 is dry. However, until it rains, it will be hard to determine where the leak is coming from that affects 601 and 701. The Strata Manager will arrange a meeting with Belgrove Construction and the residents in 601 and 701 in order to view the suite. However, until the rain begins, it may not be possible to locate the leak.
2. **Sprinkler System:** The strata council advised that the repair to 106 was completed.
3. **HVAC System:** The strata council requested the Property Manager obtain estimates for maintaining the HVAC system.

LMS - 280, CHATEAU COMOX

4. **Gardening:** The strata council agreed to have Northwest Gardening do a fall cleanup, pruning and fertilizing. This will be done in November. The strata council also requested quotations for landscaping. The landscaping is effective from March to November so there will be time in the New Year to obtain quotations prior to March 1, 2003.
5. **Move Fees:** The strata council reviewed the bylaw for the moving fee. They may seek ownership approval to change it an Annual or Special General Meeting. The strata council expressed concern regarding damage to a hallway from a recent move out.
6. **Security:** A memo regarding security is attached to these minutes.
7. **Capital Plan:** The strata council will review the Capital Plan at the December council meeting.

CORRESPONDENCE:

Owners are encouraged to write to the Strata Council on any strata matters. Letters should be sent to the management company so that they can be included on the agenda for the next council meeting. Please note that while the names and addresses of those writing is not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act.

None was received.

NEW BUSINESS:

1. **Building Appraisal:** Following a brief discussion, it was moved, seconded and **carried** to have Normac Appraisals provide an appraisal on the building. The cost is \$642 including GST.
2. **Annual Fire Test:** The annual fire test is scheduled for Monday, October 28th from *approximately 2 pm to 6:30 pm. Access is required to all suites.*

TERMINATION:

The meeting terminated at 7:25 pm. The next council meeting will be held on Wednesday, December 11, 2002 at 6:30 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.

Respectfully submitted:



Patricia Graham
Strata Manager LMS 280
pgraham@assertivepm.com
Direct phone: (604) 253-5222