

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Thursday, January 9, 2003 at 6:30 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

PRESENT:

John Rose	503
Aida Davis	302
Adriaan de Vries	404
Mehdi Ghafarzadeh	802
Patricia Pracher	403

GUESTS:

Rusty Ker	702	(6:30 pm-7: 00 pm)
Dexter Sterling	602	(6:45 pm – 6:55 pm)

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

The meeting was called to order at 6:30 pm

MINUTES:

It was moved, seconded and **carried** to adopt the minutes of the December 11, 2002 as amended.

Business Arising: Item #3 to: "It was moved, seconded and carried to spend \$150 for plants and soil.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded and **carried** to accept the December 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 4:00 p.m.

BUSINESS ARISING:

1. **701 Leak:** Before proceeding with repairs to 701, the strata council requested another quotation. This item was deferred to the next council meeting.

2. **Gardening:** The Property Manager advised that she requested four (4) companies to quote on the landscaping. Only one (1) contractor replied. It was moved, seconded and **carried** to obtain additional quotations.

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3. **Capital Plan:** The strata council reviewed the Capital Plan and agreed to seek estimates to renovate the interior of the building including the lobby.
4. **Building Plans:** Rusty Ker gave the building plans to the strata council. The plans will be kept at the offices of Assertive Property Management.
5. **Dryer Vents:** The strata council reviewed three quotations for cleaning the dryer vents. Power Vac quoted \$980 plus GST to clean the interior/exterior of the dryer vents, Ace Mobile Power Services Ltd., \$1,932 plus GST to clean the interior/exterior and Spectra Tec \$630 plus GST for the interior cleaning only. Following discussion, it was moved, seconded and **carried** to accept the quotation from Power Vac in the amount of \$980 plus GST. When the cleaning is being done, Power Vac will be requested to check the dryer vent in 202.
6. **Window Washing:** The strata council requested three (3) quotations to clean the windows. The quotations are to include the cleaning of the drain holes Deferred to the next council meeting.
7. **Exterior Lights:** The strata council reviewed a quotation from Artisan Installations in the amount of \$747 plus GST to replace eight (8) outside lights with compact fluorescent and replace the interior hallway lights with fluorescent flood lights at a cost of \$30 per light. The strata council requested two (2) more quotes for the outside lights. The hallway light can be replaced by just changing the light bulb. It was agreed to purchase the light bulbs and John Rose will replace the existing lights.
8. **302:** The Property Manager advised that Belgrove was contacted to complete the painting in 302. Aida advised that Belgrove has not contacted her. The Property Manager will contact Belgrove again.

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. **Thank You's:** The strata council thanked Rusty Ker and Aida Davis for the primulas and soil.

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2. **Lock Change:** The strata council requested three (3) quotations for changing the locks on all the service room's doors including the electrical rooms on each floor. Previous council members will be asked to return any building keys they have.
3. **Renovations:** Following discussion, the strata council agreed to seek the cost of an Interior Consultant. As per the Capital Plan, they will review the cost to renovation the interior hallways.

TERMINATION:

The meeting terminated at 7:55 pm. The next council meeting will be held on Tuesday, 11, 2003 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.

Respectfully submitted:



Patricia Graham
Strata Manager LMS 280
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NOTICE

**PLEASE KEEP A COPY OF THESE MINUTES. THERE WILL
BE A CHARGE TO REPLACE THEM.**

