

# LMS - 280 CHATEAU COMOX

## MINUTES OF A COUNCIL MEETING

**HELD:** On Tuesday, March 11, 2003 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

<b>PRESENT:</b>		
John Rose	503	
Aida Davis	302	
Adriaan de Vries	404	President
Mehdi Ghafarzadeh	802	
Patricia Pracher	403	

<b>GUEST:</b>		
Rusty Ker	702	(6:05 pm- 7:10 pm)
Lois Ker	702	(6:05 pm –7:00 pm)
Hella Bennett	801	(6:05 pm – 7:00 pm)

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

The meeting was called to order at 6:00 pm

### MINUTES:

It was moved, seconded and **carried** to adopt the minutes of the February 11, 2003, as circulated.

### FINANCIAL REPORT:

- 1. Monthly Statement:** It was moved, seconded and **carried** to accept the January and February financial statement.
- 2. 2003/2004 Proposed Budget:** The strata council briefly reviewed the proposed 2003/2004 budget. It will be finalized at the May council meeting.

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:** The agent for 701 advised he would contact the Property Manager on Wednesday, March 12, 2003 with the correct phone number for the resident in 701. Once the third contractor has examined the leak, the strata council will make a decision whether or not to open the exterior wall. The suggestion to open the exterior wall was received from a building owner. The strata council also requested the weep holes be cleaned prior to any work taking place on 701. Once this is done, they will reassess the water leak in 701.

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2. **Capital Plan:** The building owner who is working on colour schemes for the hallways and lobby advised she would have the estimates and colour schemes available by March 31, 2003.
3. **Dryer Vents:** Power Vac confirmed that the price to clean the dryer vents in 2004 would remain the same as long as they do not have to attend the building to put in an estimate.
4. **Window Washing:** During the window washing, the cleaning of the weep holes was missed. The strata council requested the weep holes be cleaned as soon as possible.
5. **Exterior Lights:** An electrician was going to supply an estimate to replace some of the exterior lights located at the ground level. The Property Manager will contact the electrician.
6. **202:** The Property Manager advised that Belgrave has not completed the repairs in 202. The strata council requested Belgrave be contacted again to complete this work. If not completed, the holdback will not be paid.
7. **Lock Change:** An owner advised that the building residents did not receive notification of the date of the lock change. The Property Manager advised that this was on oversight on her part.
8. **Window Problems:** The Property Manager advised that sixteen (16) residents had returned the window questionairre. Once an estimate is obtained to repair/replace these windows, the strata council will budget for it in the 2003/2004 proposed budget or present a Resolution requiring a 3/4 Vote for a special levy.
9. **8<sup>th</sup> Floor Drains:** An estimate was received for extending the four (4) drains on 801's and 802's balcony. Before proceeding with this work, the strata council requested another quotation.
10. **Ceiling Tiles:** The strata council agreed to use the ceiling tiles in the exercise room to replace broken and damaged tiles in the hallways.

## **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.

1. **Miscellaneous:** A letter was received from an owner regarding various items. They advised the strata council that they may want to open up the exterior wall for 701, keys for exercise room, advising the window cleaners did an excellent job of removing the algae from the north east corner of the building, the recent lock change and requesting the strata council to supply a hose reel for the car washing hose.

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## NEW BUSINESS:

1. **2003/2004 Insurance:** Due to the volatility of the insurance rates, the Property Manager advised she would attempt to have the insurance moved to the fiscal year of the strata corporation.
2. **Elevator Carpet:** John is attempting to locate a piece of carpet for the elevator.
3. **Enterphone:** Action Lock advised the cost to supply and install a day electronic timer on the enterphone was being \$364.63 including GST. Someone advised that there was already a timer on the enterphone. However, Action Lock will contact to confirm this information.
4. **Thank You:** The strata council extends thanks to the “garden party”.
5. **Side Gates:** Mrs Ker advised she would put a two-sided sign on the metal gates on the east and west side of the building. The signs are to remind residents of 1272 Comox Street not to slam the gates. The residents in the building on each side of 1272 Comox Street complain about the slamming of these two (2) gates.
6. **Annual General Meeting:** The Annual General Meeting will be held on June 10, 2003. Owners who have suggestions for the 2003/2004 proposed budget or for projects they would like to see the strata council consider must have their written requests in by April 15, 2003. The letters are to be sent to Assertive Property Management.
7. **Bylaws:** The strata council will review the bylaws prior to the Annual General Meeting.

## TERMINATION:

The meeting terminated at 7:15 pm. The next council meeting will be held on Tuesday, April 15, 2003 at **6:00 pm** in the Meeting Room at 1272 Comox Street, Vancouver, BC.



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## NOTICE

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

