

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, April 15, 2003 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

PRESENT:	John Rose	503	
	Aida Davis	302	
	Adriaan de Vries	404	President
	Mehdi Ghafarzadeh	802	
	Patricia Pracher	403	
GUESTS:	Rusty Ker	702	(6:05 pm- 7:10pm)
	Shirley Passalacqua	502	(6:00 pm- 6:35 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 March 11, 2003, as amended. Under "New Business Side Gates" should have read, "Mrs Ker advised she would make two-sided signs for the metal gates"

FINANCIAL REPORT:

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

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BUSINESS ARISING:

1. **Hallway/Lobby Renovation:** Shirley Passalacqua attended the council meeting to present the colour schemes for the hallways and lobby to the strata council. Medhi agreed to ask his wife to draft colour boards for the next council meeting. The strata council thanked Shirley for her work on this project. It was moved, seconded and **carried** to send Shirley Passalacqua a bouquet of flowers for her work on this proposal.
2. **701 Window Leak:** The strata council reviewed a third quotation from Allstar Restoration in the amount of \$1,500 plus GST. Before proceeding, the strata council requested that Ace Window Cleaners be contacted to reclean the weep holes in 301, 302 and 701. Once this is done, the leak in 701 will be reassessed.
3. **8th Floor Drains:** The strata council reviewed a second quotation for the 8th floor drains. Before proceeding, they requested clarification of the two quotations. The strata council advised that water is dripping from the 8th floor to the first floor. Once the quotations are clarified, one (1) of the quotations may include this work.
4. **Thermopane Replacement:** Estimates will be obtained to repair/replace the windows in sixteen (16) units. The strata council agreed to budget for this work in the 2003/2004 budget.
5. **202:** The Property Manager advised that on several occasions, she has attempted to contact Rocco at Belgrove Construction without success. The strata council requested a registered letter be sent to Belgrove advising that if by April 30, 2003, they have not contacted the Property Manager, the strata council will not pay the holdback in the amount of \$386.11 including taxes.
6. **Exterior Lights:** The strata council reviewed a proposal for the supply and installation of eight (8) outdoor light fixtures (Marine Style). Before proceeding with this project, the strata council requested an estimate to replace the electrical portion on the exterior pole lights.
7. **Elevator Carpet:** John Rose advised he is still attempting to obtain a piece of carpet for the elevator. It was also agreed to install carpets at the side entrances to the building.
8. **Enterphone:** Action Lock advised they would check for a timer on the enterphone. This item was deferred to the next 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.

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NEW BUSINESS:

1. **Annual General Meeting:** The Annual General Meeting will be held on Tuesday, June 10, 2003.
2. **Bylaws:** The strata council will review the bylaws prior to the Annual General Meeting.
3. **Security:** In the past three (3) days, the bike room was broken into. There was no sign of forced entry. The lock on the garbage room door was also tampered with. It was agreed to install a lock protector on the garbage room door.
4. **Elevator:** A council member advised that they are once again hearing the leak in the stairwells. Moleski Joint Ventures will be contacted to check this out. They sealed the original leak.

TERMINATION:

The meeting terminated at 7:45 pm. The next council meeting will be held on Tuesday, May 13, 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.**

