

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, May13, 2003 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

PRESENT:	John Rose	503	
	Adriaan de Vries	404	President
	Mehdi Ghafarzadeh	802	
	Patricia Pracher	403	

REGRETS:	Aida Davis	302
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GUESTS:	Rusty Ker	702	(6:00 pm- 7:50pm)
	Steve Bese	602	(6:00 pm- 6:10 pm)

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

The meeting was called to order at 6:05 pm

MINUTES:

It was moved, seconded and **carried** to adopt the minutes of the April 15, 2003 minutes, as circulated.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded and **carried** to accept the April financial statement.
2. **2003/2004 Proposed Budget:** The 2003/2004 was reviewed and finalized. If accepted by the owners at the Annual General Meeting, there will be an increase of approximately 10% in the monthly strata fees effective July 1, 2003.

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. **Hallway/Lobby Renovation:** The strata council discussed the renovations for the lobby and hallways, however, due to the cost, they agreed to refer this item to the incoming strata council.
2. **701 Window Leak:** Before proceeding with major repairs to the window in 701. After Ace Windows Cleaners cleans the weep holes for a second time, Mehdi agreed to check the drainage

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from the tray and report this information to the strata council. This item was deferred to the next council meeting.

3. **8th Floor Drains:** The strata council discussed the quotations from Moleski Joint Ventures and EPS Westcoast for the supply and installation of scupper on the 8th floor. Before proceeding with the installation of the scuppers, they requested a quotation to install scuppers with a J curve.

4. **Window Replacement:** Action Glass advised the cost to replace fourteen (14) sealed windows would be \$3,064.59 including taxes and labour. Owners are reminded of Bylaw 14 (4d) "Repair and maintenance of property by the strata corporation" which states "**doors, windows and skylights on the exterior of the a building or that front on the common property subject to approval of the strata council and a deductible per window pane of \$200 payable by the owner of the strata lot**"

The strata council requested the Property Manager write the nine (9) owners who submitted the questionnaire advising they were having problems with a window(s) in their suite to submit a cheque in the amount of \$200 made payable to LMS-280. If you want your window(s) replaced, you must submit the cheque on or before Friday, May 30, 2003. Once the cheques are received, the replacement of the windows will begin.

5. **Elevator Carpet:** John Rose advised he has been looking for an elevator carpet. He quoted the prices from Home Depot. The cost is \$9.99 to \$28.47 per lineal foot. John will continue to look for a suitable carpet.

6. **Exterior Lights:** The exterior lights have been installed. The strata council questioned whether or not the pole lights have energy effective lightbulbs. The Property Manager will obtain this information.

7. **Enterphone:** Action Lock advised there is **not** a timer on the enterphone.

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.

NEW BUSINESS:

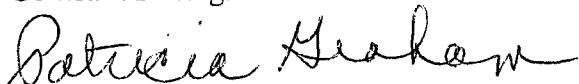
1. **Security:** The strata council discussed security and their concern for the problems in the building. Medhi advised he would research different security systems and report back to the new council.
2. **Telus:** Telus advised that they are withdrawing from offering repair and maintenance services on the enterphones. They are turning the contracts over to Viscount Communication and Control Systems.

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3. **Elevator:** Mike Moleski of Moleski Joint Ventures advised John Rose that he would contact him the next time there is heavy rain. Rain is required to locate the leak from the roof down to the elevator shaft.
4. **Bylaws:** The Property Manager advised that the old bylaws for the strata corporation were not repealed. A Resolution requiring a 3/4 Vote will be presented at the Annual General Meeting for repeal the old bylaws. A Resolution requiring a 3/4 Vote will also be presented to repeal Alterations (5.1) "Where all owners on a floor agree to a design of their common corridor, subject to all municipal regulations, they may do so at their own expense.
5. **Parking:** Mr. Steve Bese attended the meeting to discuss the one (1) parking stall at the rear of the building. He has contacted the City of Vancouver regarding this issue and agreed to report to the strata council when he has more information.
6. **Janitorial Contract:** The strata council discussed the janitorial contract and agreed that problems with common property should be reported to the Property Manager. The Property Manager takes direction from the strata council and then passes it on to the appropriate person.
7. **Annual General Meeting:** The Annual General Meeting will be held on **Tuesday, June 10, 2003**. Notice of the meeting will be sent out next week.
8. **Insurance:** *Owners are advised that the insurance policy for the Strata Corporation will be effective February 15, 2004 to June 30, 2004. The strata council has budgeted \$6000 for insurance from February 15, 2004 to June 30, 2004.*

TERMINATION:

The meeting terminated at 7:50 pm. The next council meeting will be scheduled after the Annual General Meeting.



Patricia Graham

Strata Manager LMS 280

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

