

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Thursday, August 21, 2003 at 5:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

PRESENT:

John Rose	503	Vice President
Adriaan de Vries	404	President
Aida Davis	302	
Mehdi Ghafarzadel	802	

REGRETS: Patricia Pracher 403 Treasurer

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

The meeting was called to order at 5:00 pm

MINUTES:

It was moved, seconded, and **carried** to adopt the minutes of the July 22, 2003, council meeting, as circulated.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded and **carried** to accept the July, 2003 financial statements

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. **Security:** The strata council discussed a proposal from Action Lock. Prior to the next council meeting, the strata council requested a proposal, which is to cover a six (6) and twelve (12) month period. The Security Committee is to list the items they consider "high priority" and the total cost for the supply and/or installation of these security measures.

It was moved, seconded, and **carried** to add an additional \$500 for the Security Committee to work with. At the July 22, 2003, council meeting, the strata council had approved an expenditure of \$500. This allows the Security Committee to spend a maximum of \$1000 plus GST on security items for the building.

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The Security Committee requested quotes from three (3) companies. They did receive one from Overhead Door and Action Lock. They felt the Action Lock quotation was more comprehensive.

2. **701 Window Leak:** All Star Restoration quoted \$9,745 plus GST and EPS Westcoast \$16,320 plus GST to replace the north between wall between the 7th and 8th. All Star Restoration advised *that they think it is* the window causing the problem. The strata council requested the Property Manager contact All Star to question this opinion and the cost for the work.

3. **8th Floor Patio Drains:** Moleski Joint Ventures was given the phones numbers for the two (2) suites on the 8th floor. However, to date the scuppers have not been installed. The Property Manager will contact Moleski Joint Ventures.

4. **Window Replacement:** A strata council member advised that she had contacted a glass company that quoted lower than Action Glass. Following discussion, the strata council agreed that as the cost of most of the replacement windows is less than the \$200 deductible required by the bylaw, owners can replace *their windows* at their cost.

The strata council will only be involved with the very large windows as the replacement of these windows cost more than the \$200 deductible. Residents are requested to contact their own glass company for an estimate for replacement of the windows in their suite.

5. **Exterior Painting:** The strata council reviewed quotations from Philip Konrad Painting in the amount of \$2,086.50 including GST and Oszwald's Painting in the amount of \$1,786.90 including GST. Following discussion *and the expression of greater confidence by several Council members in the Phil Konrad quote*, it was moved, seconded and **carried** to accept the quotation from Philip Konrad Painting in the amount of \$2,086.50 including GST. *The Property Manager was requested by the Council to speak to Mr. Konrad re: the possibility of reducing his quote by half the difference between his and the Oszwald quote i.e. a \$150.00 reduction.*

6. **Emergency Generator:** Simson-Maxwell advised that paperwork for the emergency is still out which means that the work is pending or in progress. A strata council member advised she would supply access for Simson-Maxwell.

7. **Inspection Report:** The strata council discussed each item on the Inspection Report. They agreed some things were low, medium or high priority. *Many* items on the report have been completed *or are Work In Process*.

8. **Disconnect Switch:** In order to determine whether or not the disconnect switch is required, the strata council requested the Property Manager contact someone regarding this switch.

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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. **Sump Pump:** The strata council reviewed a quotation from Modern Drainage for cleaning the sump pumps. Before approving the work, the strata council requested an additional quotation.
2. **Pest Control:** The strata council expressed concern regarding a remark made by the service person for PCO Pest Control *regarding the extent of on site service each month*. Before terminating the contract, they requested the Property Manager contact PCO Pest Control to find out what the service person actually does when they attend the building.
3. **Volunteer Committee:** Following discussion, it was moved, seconded and carried to accept the "Terms of Reference" for the Volunteer Committee. *Any residents and / or tenants interested in volunteering with the Strata are asked to contact Aida Davis in Suite 302.*
4. **Balcony Plants:** When watering balcony plants, residents are reminded that the suites below do not want you watering their plants! **Catch trays should be placed under all plants.**

TERMINATION:

The meeting terminated at 6:30 pm. The next council meeting will be held on **Tuesday, September 16, 2003 at 6:00 pm** in the Meeting Room at 1272 Comox Street, Vancouver, BC.



Patricia Graham

Strata Manager LMS 280

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

