

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, September 16, 2003 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

PRESENT:	John Rose	503	Vice President
	Adriaan de Vries	404	President
	Mehdi Ghafarzadel	802	
REGRETS:	Patricia Pracher	403	Treasurer
	Aida Davis	302	
GUESTS:	Rusty Ker	702	6:00-6:20 pm/ 6:45 pm-7: 20 pm

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

The meeting was called to order at 6:10 pm

MINUTES:

It was moved, seconded, and **carried** to adopt the minutes of the August 21, 2003, council meeting, as circulated.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded and **carried** to accept the August, 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 the building security. The Security Committee consisting of Medhi Ghafarzadeh and John Rose agreed to contact Steve Coleopy of Action Lock to discuss the proposal from them. The strata council requested the Security Committee present a proposal at the next council meeting, which is to include the cost and work to be done in 2003-2004.

LMS - 280, CHATEAU COMOX

Depending on the cost, the strata council may have to call a Special General Meeting to seek ownership approval for the funds to upgrade the building security. from Action Lock will The attention to the security concerns is in keeping with the wishes of the building owners as stated in the survey that the strata council carried out over the summer.

A copy of the report be given to each council member.

2. 701 Window Leak: All Star Restoration advised, "The wall area in question is approximately 80-90% windows with very little cladding area. Aluminum windows consist of multiple components all joined together with sealant at all connections. Screw penetrations are numerous throughout the frame members.

This produces many opportunities for water to leak through the frame into the wall. The cladding system is small in area and simple in design. They recommend that the windows be fully retrofitted prior to removal of the wall cladding. A water test may also prove useful in sourcing these leak" The strata council is waiting for heavy rains to find out if the window in 701 is still leaking.

3. 8th Floor Drains: The scuppers have been installed on the 8th floor balconies. The contractor advised that they have to return to replace a balcony fence window that was broken during the installation. The scuppers are in place but if they prove unsatisfactory, the contractor will try to improve them.

4. Exterior Painting: The strata council expressed satisfaction with the painting performed by Philip Konrad Painting & Decorating. They requested the Property Manager contact PKP regarding additional painting of the interior of the building.

PKP advised that they cannot match the original colour for the tops of the front entrance planters. As they cannot make this colour, the strata council agreed with the painter to paint the tops of the planters with another dye lot that very closely matches the existing colour is not noticeably different if applied to the tops of the planter walls.

5. Emergency Generator: The emergency generator has been serviced.

6. Disconnect Switch: An electrician advised that a disconnect switch is required if the garage fan is not within ten (10) feet of the electrical panel. Before proceeding with the installation of the disconnect switch, another quotation will be obtained.

7. Sump Pumps: The strata council reviewed two (2) quotations for cleaning the sump pumps. Following discussion, it was moved, seconded and carried to accept the quotation from Artisan Plumbing & Heating in the amount of \$285 plus GST. Modern Drainage quoted \$790 plus GST.

LMS - 280, CHATEAU COMOX

8. **Pest Control:** It was moved, seconded, and **carried** to cancel the pest control contract with PCO Pest Control effective October 31, 2003.

CORRESPONDENCE:

1. **Requisition for a Hearing:** A letter was received from an owner requesting the strata council meet with him to discuss the Walk Around report. The strata council will advise the owner of the date and time of the meeting.

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. **Hallway Carpets:** It was moved, seconded, and **carried** to accept the quotation from Quality Carpet Cleaning in the amount of \$230. Quality Carpet Cleaning advised they do not charge GST.
2. **Enterphone:** Viscount Sales & Service quoted \$515.25 including GST and PST to replace the enterphone. The strata council had requested a cost to replace the plexiglass however, Viscount submitted this estimate. They will be contacted again to supply an estimate to replace the plexiglass.
3. **Gas Usage:** The council President, Adriaan de Vries advised he had prepared an analysis of the gas costs from 1999 to 2003. A copy of the analysis is attached to the minutes.
4. **Miscellaneous Repairs:** A council member advised that water is leaking into the electrical room; Shaw Cable requires a key for the service room and the landscaper will be supplying and installing rocks on the east side of the building. This is part of the security program for the building.

LMS - 280, CHATEAU COMOX

5. **Property Manager:** The strata council confirmed that the Property Manager is only to take instructions from them. The only calls to be made by the building residents to the Property Manager are in case of an emergency to the emergency number provided.

TERMINATION:

The meeting terminated at 7:30 pm. The next council meeting will be held on **Tuesday, October 14, 2003 at 6:00 pm** in the Meeting Room at 1272 Comox Street, Vancouver, BC.



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ATTENTION

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

LMS 280 1272 Comox Gas Bill Analysis

	<u>2002/3</u>	<u>1999/00</u>	<u>with 13 & 26% price increases</u>
September	\$ 589.00	\$ 394	\$ 561
October	n/a[~640]	377	537
November	\$ 918.48	\$ 525	747
December	1254.83	n/a [~600]	854
January	1047.84	660	940
February	1062.22	574	817
March	1054.30	636	906
April	1316.02	572	814
May	919.42	524	746
June	851.61	423	602
July	531.04	467	665
August	<u>559.77</u>	<u>498</u>	<u>709</u>
Totals	<u>\$10744.53</u>	<u>\$6250</u>	<u>\$8898</u>

Average usage

June - Sept	\$ 633	\$ 445	\$ 634
Dec - April	1147	608	866

Difference 2002/3 & 1999/00 = \$ 4494 & \$1876 in adjusted \$'s

