

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, November 18, 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
	Aida Davis	302	
REGRETS:	Patricia Pracher	403	Treasurer
	Medhi Ghafarzadeh	802	
GUESTS:	Rusty Ker	702	6:00 pm – 6:45 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 October 14, 2003, council meeting, as circulated.

FINANCIAL REPORT:

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

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:** Following discussion, it was moved, seconded, and carried to approve "in principle" the quotation from Action Lock in the amount of \$ 3,907.95 including PST and GST. The work will only be done if the Resolution requiring a 3/4 vote is approved at the Special General Meeting.

2. **Disconnect Switch:** The Property Manager advised that the disconnect switch is mandatory. It was moved, seconded, and carried to accept the quotation from Artisan Installations in the amount of \$600 plus GST for the supply and installation of two (2) disconnect switches.

3. **Enterphone:** The enterphone plexiglass panel has been replaced.

4. **Dryer Vents:** The dryer vent in 202 requires cleaning. Power-Vac will be contacted to clean the dryer vent. If the problem continues, a new vent system may have to be installed.

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CORRESPONDENCE:

- HVAC System:** A letter was received from Executive Air advising that effective December 2003, the yearly premium will increase to \$632 plus GST. The present rate is \$616 per year.

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:

- Miscellaneous Repairs:** A council member advised that water is leaking into the electrical room; there is a leak in a parking stall and there continues to be a small leak where the roof fan was sealed. Moleski Joint Ventures will be contacted to inspect and repair these problems.
- Landscaping:** The strata council requested that Property Manager contact North West Gardening and request them to increase the number of plants in the garden area, set a date for the fall pruning and prune the trees and shrubs near 203 and 204.
- Christmas Decorations:** It was moved, seconded, and carried to allow an expenditure of \$120 plus GST for Christmas decorations.
- Lobby:** Following discussion, it was moved, seconded, and carried to spend a maximum of \$150 including taxes to hire an Interior Decorator to develop plans for the lobby.
- Bicycles:** It was agreed to remove any bicycle that has not been identified.

TERMINATION:

The meeting terminated at 6:45 pm. The next council meeting will be held on **Tuesday, December 9, 2003** and the meeting with the **Property Manager** present will be held on **January 20, 2004** 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.