

LMS 280 Chateau Comox Minutes of the Council Meeting

Held on Tuesday, December 18, 2003 at 6:00 pm in the
meeting room at 1272 Comox

Present: John Rose 503
Aida Davis 320
Adriaan de Vries 404

Regrets: Patricia Pracher 403

Guests: Rusty Ker 702

The meeting was called to order at 6:00 pm

MINUTES: It was moved, seconded, and carried to adopt the minutes of the November 18, 2003 Council Meeting as circulated.

BUSINESS ARISING:

1. LEAKS: Repairmen patched the leaks affecting the elevator and the boiler room. The drainpipe on the eastside of the building was re-attached.

The leak affecting the electrical room may need further review. This will be monitored.

In #701, there is water in the window tray during heavy rain. Council will request that the weep holes be cleaned again. The owner/resident of 701 will be asked for a report of any further problems.

2. UPDATE ON THE DRYER VENT IN 202:

Council reviewed the report from Power Vac. The dryer exhaust ducting was cleaned from inside and out. There does not appear to be any damage to the exhaust pipe. 202 no longer have a condensation problem.

3. VOLUNTEER COMMITTEE:

It was suggested by Council that the Volunteer Committee focus its efforts on the lists of things needing to be done compiled earlier in the year.

4. SECURITY WORK UPDATE:

All exterior locks and doorknobs have now been secured. Further work is in progress.

5. ELEVATOR: Repair to the damage beside the control panel: Stan Bennett of 801 has agreed to try to match the colour of the wall in oil paint and to attempt to blend in the edges of the damaged piece with the rest of the panel.

6. HOT WATER:

The original complaint about there not being enough hot water has been rectified. The temperature will be regulated manually.

7. CORRESPONDENCE:

A request for weather-stripping along the bottoms of the stairwell doors on each floor was discussed. It was agreed by Council that the Property Manager should obtain three quotes for the cost to put stripping on the bottoms of all the hallway doors and the doors in the lobby leading to the outside/parkade. If the low quote is under \$500.00, the work is to proceed immediately.

ADJOURNMENT was at 6:50 pm. The next Council meeting will be on January 20, 2004 at 6:00pm in the meeting room of 1272 Comox Street, Vancouver B.C.