

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, March 16, 2004 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
	Patricia Pracher	403	Treasurer
	Zeljko Karlica	502	6:00 pm – 7:00 pm
GUESTS:	Rusty Ker	702	6:00 pm - 7:55 pm
	Dexter Sterling	602	6:35 pm - 7:30 pm

PROPERTY MANAGER: Patricia Graham, Assertive Property Management.

The meeting was called to order at 6:00 pm.

MINUTES:

It was moved, seconded, and **carried** to adopt the minutes of the January 20, 2004 council meeting, as circulated.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded, and **carried** to accept the January and February financial statements.
2. **2004/2005 Proposed Budget:** The strata council reviewed the 2004/2005 proposed budget. It will be finalized at the next council meeting held on **Tuesday, May 18, 2004.**

An 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. **Planter Leak:** It is suspected that there is a leak from a planter on the west side of the building into the electrical room and the garage. The Property Manager advised she had requested quotations from four (4) companies to empty out the planter and repair the damaged membrane or perform whatever repairs are required, however, only two quotations were received. The strata council requested another quotation be obtained before proceeding with this significant repair. One contractor advised **that trees or large foliage in any of the planters may be required to be removed as their root system can affect the integrity of the building resulting in possible extensive damage to the building and resulting significant repair cost.**
2. **Security Update:** Phase One and Phase Two have been completed. The door sweeps have been installed. Following discussion, it was moved, seconded, and **carried** to approve an expenditure not to exceed \$800 including GST to supply and install a mesh guard on the garage door to further secure that area.
3. **Gas Consumption:** The strata council discussed the options for recovering gas consumption costs of the three (3) owners whose units contain gas fireplaces. Council requested the obtaining a cost estimate of installing either one (1) gas meter for all three units or three (3) separate meters. If one (1) meter is the only viable option

LMS - 280, CHATEAU COMOX

for separating the fireplace gas use from the rest of the strata use, the three owners with gas fireplaces would be responsible for **dividing the gas invoice** and paying it. If three (3) meters could be installed, each owner would be responsible for his/her own gas consumption cost.

4. **Lobby Renovation:** The strata council reviewed the quotations for painting and re-carpeting the lobby. Phil Konrad Painting quoted \$749.00 including GST to paint the lobby with two (2) coats of paint and Remdal Painting quoted \$1,890 plus GST. The carpet quotations are: Sun West Floors \$2,295 plus GST, Beatty Floors, \$3,190 plus GST and Ideal Floors \$2,700 plus GST. The strata council agreed that a summary package of lobby renovation expenditures would be prepared as this level of expenditure necessitates a **Resolution requiring a 3/4 vote** at the Annual General Meeting.

5. **Building Report:** John Rose gave the following report:

- a. **N.B.** Residents are to be reminded **to ensure the front door and all other doors are closed and latched at all times** when entering/exiting the building.
- b. Since the security has been upgraded, there appear to be not as many street people loitering around the building. However, our constant attention to security is what makes all the upgrades work optimally, as pointed out in items 5.a and 5.d.
- c. Phil Konrad Painting advised they would repaint the two (2) doors showing rust when the weather improves.
- d. The top of the east stairway is still being used occasionally as a place to sleep by some street people. The sleeping bag has been removed and the area treated with bleach. The area and the situation are being monitored on a regular basis. ***Please remember to make sure that the Side Gates and all doors are always well secured and locked after using them.***

CORRESPONDENCE:

1. **Storage:** A letter was received from an owner suggesting the "Gym Room" be made into a storage area. Each unit would have a storage space and users would pay a monthly fee for use of the storage area. The strata council discussed this suggestion and thanks the owner for it and will take the issue under consideration.

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 are not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act.

NEW BUSINESS:

1. **Garage Storage:** Residents are reminded of the following **bylaws** regarding the **parking stalls**:
 - a. **3.4** "No vehicle or equipment attached thereto which, in the strata council's opinion, constitutes a fire hazard, shall be permitted in the parking areas".
 - b. **9.2** "An owner, tenant or occupant shall not use any common property for storage, without the written permission of the strata council."
 - c. **9.3** "An owner, tenant or occupant who leaves any item on or in the common property does so at their own risk".
 - d. **10.1** "An owner, tenant or occupant must use only the limited common property parking stall or stalls assigned to their strata unit for the parking of insured, mechanically and bodily sound vehicles and motorcycles or bicycles and not for the storage of any other item without the written consent of the council. Large vehicles parked in a limited common property parking stall, which inhibits access to the adjoining

LMS - 280, CHATEAU COMOX

limited common property parking stalls or impedes vehicle movement within the parking garage are prohibited”

2. **Parking:** The strata council made the following exceptions to the storage in the garage. The ladder stored behind parking stall #21 is allowed to remain as this ladder is used for building purposes; bicycles in space #13 are allowed as permission was granted several years ago due to a shortage of space in the bicycle room.
3. **Garage Storage:** The following parking stalls must be cleaned up and the items stored in them must be removed: **The cabinet in parking stall #16, tires and plastic boxes in parking stall #27.** It was noted that stalls #19 and #20 are in the process of being cleared. Any unauthorized items stored in parking areas must be removed on or before, **Friday, April 2, 2004.** A letter will be sent to the owner of the vehicle in stall #3 clarifying its insurance status and road worthiness.
4. **Annual Fire Test:** The strata council reviewed the proposal for the deficiencies found during the annual fire test. They approved three quarters (3/4) of the work and requested further information regarding two (2) items. The cost for the work approved is \$242.50 plus GST. During the test, there was no access to **202, 204, 401, 501 and 601.**
5. **Hose/Exercise Room/Roof Deck:** A letter was received from an owner requesting the strata council install a hose in the garage which could be used by building residents to wash vehicles, and make available the exercise room and roof deck for common use. Following a lengthy discussion about the best place to install a hose, this item was tabled so that viable options could be explored further. The strata council advised they had previously discussed the use of the exercise room and decided against its common use due to cost issues involved in making the room viable and also agreed that due to privacy concerns for the residents of units #801 and #802, the roof deck would not be available for common use. Other issues considered in the use of the roof deck were maintenance issues, safety concerns, usage time limits and noise restrictions, etc.
6. **2004/2005 Insurance:** The building is insured for \$3,661,000. The deductibles are: All Risk \$1000, Earthquake 10%, Glass \$100, Water \$2,500. The premium is ~~\$8392~~ ⁵⁷⁸³ for February 15, 2004 to February 15, 2005; up from \$5095 the previous year. While that is a big hike, other buildings' premiums that we are aware of, have more than doubled in the past year.
7. **Dryer Vents:** It was moved, seconded, and **carried** to accept the quotation from Power Vac in the amount of \$980 plus GST to clean the interior and exterior of the dryer vents. Building residents will be notified as to when the work will take place.
8. **Window Cleaning:** It was moved, seconded, and **carried** to have the window and weep holes cleaned at the first week of May.
9. **Hallway Renovation:** It was moved, seconded, and **carried** to hire the interior consultant not to exceed \$150 plus GST to put a proposal together for the possible painting and carpeting of the hallways.

TERMINATION:

The meeting terminated at 7:55pm. The next council meeting will be held on **Tuesday, May 18, 2004 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.**



Patricia Graham

Strata Manager LMS 280

Direct Line: 604-253-5222

pgraham@assertivepm.com

