

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, May 18, 2004 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.

PRESENT:	Adriaan de Vries	404	President
	Patricia Pracher	403	Treasurer
REGRETS:	Zeljko Karlica	502	
	John Rose	503	Vice President
GUESTS:	Rusty Ker	702	6:00 pm - 7:30 pm
	Dexter Sterling	602	6:15 pm - 6:45 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 March 16, 2004, council meeting, as amended. Under New Business Item #6 **.2004/2005 Insurance** should have read "The premium is **\$5783** not **"\$8,392"**.

FINANCIAL REPORT:

- 1. Monthly Statement:** It was moved, seconded, and **carried** to accept the March and April financial statements.
- 2. 2004/2005 Proposed Budget:** The strata council reviewed the 2004/2005 proposed budget. If accepted by the owners at the Annual General Meeting, there will **not** be an increase in the monthly strata fees.

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:** The strata council reviewed two quotations for repair of the planter that is leaking water into the electrical room. Following discussion, it was moved, seconded, and **carried** to accept the quotation from EPS Westcoast in the amount of **\$3995 plus GST** as the quotation was more detailed than the quotation from Moleski Joint Ventures. The quotation from Moleski Joint Ventures was \$3,280 plus GST.
- 2. Gas Consumption:** The strata council reviewed two (2) quotations from Artisan Plumbing & Heating for the supply and installation of gas meters in 602, 702 and 802. They agreed that it would **not** be acceptable to install a meter in each suite. The cost for one (1) meter would be 1,685 plus GST. Following discussion, it was moved, seconded, and **carried** to charge the owners of 602, 702 and 802 **\$30 per month** for the use of their fireplace. The charge will be effective **July 1, 2004**. The strata council requested the Property Manager draft an agreement for these three (3) owners.

LMS - 280, CHATEAU COMOX

3. **Lobby Renovation:** The strata council reviewed the quotations for painting and re-carpeting the lobby and the hallways from the second (2nd) to the eighth (8) floor. They agreed to present **three (3)** Resolutions requiring a 3/4 vote at the Annual General Meeting. They will seek ownership approval for **\$4000 to renovation the lobby, \$8000 to renovate the hallways and \$5000 to remove the pink arborite from the elevator.**

CORRESPONDENCE:

1. **Suite Renovation:** A letter was received from an owner requesting permission to remove the southwest door in their suite and install a wall that to replace the door. This in accordance with Bylaw 5.01. The strata council agreed with this request. However, the owner must provide the strata council will a copy of the permit from the City of Vancouver and a copy of the a letter from another owner who has agreed with this request.
2. **Dryer Vent:** A letter was received from an owner requesting the strata council reimburse them in the amount of \$170.52 for dryer repairs. Power Vac located two (2) birds nest in the dryer vent and this was causing the dryer not to operate properly. The strata council requested the Property Manager to Contingency Reserve Fund Power Vac regarding this matter.
3. **Window Covering:** A letter was received from an owner regarding their window covering. The suite is for sale and the realtor has been notified.

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. **Annual General Meeting:** The Annual General Meeting will be held on **Tuesday, June 22, 2004, at 7:00 pm.** The strata council requested that anyone using a proxy must have it signed by the suite owner.
2. **Suite Door Lock:** If you have a Wiser lock on your suite door, the strata council advised that there is a lifetime warranty on the lock. If it is not working properly, it can be taken to the Wiser store located in Burnaby, BC.

TERMINATION:

The meeting terminated at 7:30pm. The next council meeting will be held on **Tuesday, August 17, 2004 in the Meeting Room at 1272 Comox Street, Vancouver, BC.**



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