

L M S 280– CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, July 20, 2004 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

PRESENT:	Adriaan de Vries	404	President
	Zeljko Karlica	502	
	Patricia Pracher	403	Treasurer
	Hella Bennett	801	
	Gail Balaski	802	
REGRETS:	John Rose	503	Vice President
GUESTS:	Lois Kerr	702	

The meeting was called to order at 6:00 pm

ADOPTION OF THE AGENDA:

It was moved and seconded to adopt the Agenda for this evening's meeting. Motion Carried

1. Selection of Secretary

Gail Balaski 802

2. Policies on:

a) MOVING IN/OUT (Bylaw 7.1-7.5)

It was suggested that we be more diligent enforcing the By Laws re: moving in/out. It is requested that all moves be arranged through our Property Manager, Patricia Graham. Patricia Graham will have the elevator key that may be obtained for a refundable deposit of \$100.00 upon its return. Move in/ Move out fees will be collected by the Property Manager at this time. Notices of moves will be posted in elevator and the bulletin board so residents would be made aware and could arrange their day and any deliveries /groceries around that time.

Written guidelines re: moves are in the process of being developed.

b) CONTRACTORS WORKING IN UNITS:

Guidelines will be set for procedures to follow

c) **POLITICAL SIGNS:**

According to the Canada Elections Act S.322,

(1) "No landlord or person acting on their behalf may prohibit a tenant from displaying election advertising posters on the premises to which the lease relates and no condominium corporation or any of its agents may prohibit the owner of a condominium unit from displaying election advertising posters on the premises of his or her unit.

(2) Despite subsection (1), a landlord, person, condominium corporation or agent referred to in that subsection may set reasonable conditions relating to the size or type of election advertising posters that may be displayed on the premises and may prohibit the display of election advertising posters in common areas of the building in which the premises are found."

3. **Keys:**

a) **Bicycle Room.**

Owners / residents may purchase keys, from the Property Manager at a cost of \$25.00. These can be returned and refunded upon vacating the building or sold to the next owner/tenant

b) **Elevator.**

If an elevator key is needed by a resident for any reason other than moving, it may be reserved 24 hours in advance with a \$100.00 refundable deposit upon its return. This is to be arranged through the Property Manager. Please see By Law 7.4

4. **West Side Of Building.**

It was proposed that a barrier between our building and that to the west of us would discourage pedestrians from walking through. John Rose will pursue this, checking with the gardeners about hardy, fast growing plants and also with the neighbor.

5. **Owner Observers at Council Meetings as per By Law 25.3.**

The Chair encourages owners to attend the meetings and to share their ideas and input on subjects on the month's planned agenda. If you attend, it would be appreciated if you would address The Meeting Chair before speaking. This will enable the meeting to go forward in an orderly and timely manner. If you have a special or personal topic you would like to put on the Agenda, submit your request in writing to the President [adevries@uniserve.com] at least 48 hours in advance so it can be made a part of the agenda. You will be notified of the approximate time it would be discussed – as an example 6:30 – 6:45.

6. Renovation Projects - Hallways and Lobby

Zeljko Karlica, (502) and Gail Balaski, (802) volunteered to be the team leaders. Hella Bennett has also volunteered her time. Other residents wishing to volunteer would be most welcome.

7. Contingency Reserve Fund.

8.

Patricia Pracher and Gary Balaski will form a sub-committee to develop a long-term maintenance program and recommend a capital maintenance budget for major projects for the future upkeep of the building. IE: The roof, hot water tanks, painting and other replacement concerns.

BUSINESS ARISING:

1. It was proposed to remind all residents to be sure that all doors and gates are securely closed when entering and leaving the building. Also, please be sure that the garbage door is closed tightly before locking it.
2. Maintenance – Our Street numbers on the stainless steel plate in front of building are peeling and need to be repainted.
3. Washing of Cars - A reminder to residents that washing cars in the parkade is not permitted. This is a safety issue. Cars may be washed outside the south wall of building. Please see Strata Plan LMS 280 Rules and Regulations, item 3.2 that form part of the bylaws document.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:30 pm. The next regularly scheduled meeting to be held on Tuesday, August 17, 2004 in the Meeting Room on the main floor.

