

# LMS - 280 CHATEAU COMOX

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## MINUTES OF A COUNCIL MEETING

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**HELD:** On **Tuesday, August 17, 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
John Rose	503	Vice President
Hella Bennett	801	
Gail Balaski	802	

**REGRETS:** Zeljko Karlica 502

**GUESTS:** Lois Ker 702 6:00 pm - 7:15 pm

**PROPERTY MANAGER:** Patricia Graham, Assertive Property Management.

The meeting was called to order at 6:05 pm.

### MINUTES:

It was moved, seconded, and **carried** to adopt the minutes of the May 18, 2004, as circulated. It was moved, seconded and carried to adopt the minutes of July 20, as amended to add Election of **Officers** "Adriaan de Vries was elected President, Patricia Pracher, Treasurer and John Rose, Vice President.

### FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded, and **carried** to accept the May and June financial statements. The Treasurer reviewed the July financial statement and requested the gas, electricity and water accounts be reconciled to July 31<sup>st</sup>, the year end of the strata corporation. It was moved, seconded and **carried** to accept the July financial statement as the corrections will show on the August financial statement.

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. **Gas Fireplaces:** The strata council discussed the fireplace charge for 602, 702 and 802. Following discussion, it was moved, seconded and **carried** to amend the amount 602, 702 and 802 to **\$25.00 effective September 1, 2004.**

2. **Lobby/Hallway Renovation:** The strata council President advised that Zeljko Karlica was obtaining estimates from people he knows in the carpet and painting industry for quotations for the lobby, hallway carpet and the lobby and hallway painting. The strata council discussed the black border for the lobby and advised the border is to be **6" not one (1) foot.** The strata council requested the Property Manager contact Zeljko regarding the border. This item was deferred to the next council meeting.

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3. **Request for a Refund:** The strata council discussed the request for a refund for the dryer vent in 702. They requested the Property Manager contact Power Vac to find out if they will refund the strata corporation. It was moved, seconded and carried to refund Mrs. Lois Ker \$170.52 for the problems that occurred in the dryer vent at 702.
4. **Lobby Slate:** The strata council discussed the stripping and cleaning of the lobby slate. They agreed the cleaning and stripping would not be done until the lobby work is completed.
5. **John Rose's Report:** John Rose gave the following report:
  - a. The membrane that was recently installed is UV protected.
  - b. Action Lock is to be advised that the side gates they recently installed are rusting. The powder coating is not adhering to the gates.
  - c. The enterphone has been repaired. A plastic strap was replaced
  - d. On the next service visit, ThyssenKrupp will repair the P level key lock.
  - e. Due to the vandalism and B & E's in the area, residents are requested to check all strangers who may be in the garage or seeking to enter the lobby with you or by the enterphone. **When disposing of personal mail, the strata council recommends it be torn up or shredded. If not, the people who rummage through the garbage container have your name and possibly your credit card / account numbers.**

To date, Chateau Comox has been fortunate as they have not had a B & E for a while, but there is evidence that intruders have gained entrance to the building parking lot and elevator. Fortunately there was no vandalism or theft. **PLEASE remain vigilant and wait for the garage gate to close before leaving the gate area both when entering and exiting. The upgrades to our security seem to be working but you are the first and most effective in insuring its integrity!!**

- f. The strata council expressed concern with the drainpipes that were installed approximately two years ago. The strata council requested Moleski Joint Ventures be contacted to find out if the existing drainpipes could be extended or another system be installed.

## CORRESPONDENCE:

1. **Balcony Tiles:** A letter was received from an owner requesting permission to install tile on their balcony. It was moved, seconded and **carried** to grant permission in accordance with Bylaw 12.

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;** In accordance with the bylaws, residents are reminded of Bylaw 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 storage of any other item without the written consent of council.** Large vehicles parked in a limited property parking stall which inhibits access to adjoining limited property parking stalls or impedes vehicle movement within the parking garage are prohibited"

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The strata council advised they had received complaints regarding the storage of items in the parking stalls.

2. **Landscaping:** The strata council requested Northwest Gardening be contacted regarding the state/size of the trees on the complex. The strata council is concerned with the height and root growth. Once the report is received, the strata council will review it and decide what to do with some of the trees.

3. **Minutes:** It was agreed that Gail Balaski would take the minutes when the strata council holds a council meeting without the Property Manager present.

4. **Cigarettes Butts:** If you smoke outside, please use an ashtray. Otherwise, cigarette butts land on the balcony or patio below. Please consider your neighbours.

## TERMINATION:

The meeting terminated at 7:15pm. The next council meeting will be held at **6:00 pm on Tuesday, October 19, 2004 in the Meeting Room at 1272 Comox Street, Vancouver, BC.**



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<p style="text-align: center;"><b>ATTENTION</b> <b>PLEASE KEEP A COPY OF THESE MINUTES. THERE WILL BE A CHARGE</b> <b>TO REPLACE THEM.</b></p>
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