

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On **Tuesday, October 19, 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	
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GUESTS:	Rusty Ker	702	6:00 pm – 8:00 pm
	Gary Balaski	802	7:00 pm – 7:25 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 August 17, 2004 council meeting as circulated.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded, and **carried** to accept the August and September financial statements.

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. **Lobby Renovation:** The strata council discussed the painting, carpeting and cleaning the slate floor in the lobby. It was agreed to include the proposed black border in the new carpet; to have the slate cleaned prior to the installation of new carpet; that the wallpaper be removed in order to do the highest quality renovation; and to have painters return to confirm their estimates to paint the lobby. It was moved, seconded and carried to accept the lowest bid for the supply and installation of the carpet. While getting estimates for painting required, it was discovered that several walls in the lobby and the exercise room are soaked. **It is essential that the source of the water is found and the damage repaired before any work is begun on the lobby renovations.** See item 1 under New Business.

2. **Hallway Renovations:** The Renovation Committee is searching for the same / lobby compatible carpet for the hallways. They will research more carpet samples and bring them to the strata council when obtained. The Committee agreed that the next stage for all the renovations is to prepare a staggered implementation plan by project [e.g. slate/paint/carpet] with timelines and a more detailed costing of the project. Following discussion, it was moved, seconded and carried to **accept** Patricia Pracher as a member of the Renovation Committee. Gail Balaski and the Committee are thanked for all the work done on this to date.

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3. **Hose Reel/Bicycles/Cigarette Butts:** The strata council noted the installation of the hose and reel, the completion bicycle room inventory and that cigarette butts are still being tossed off balconies. A notice and request for consideration will be given to all residents regarding the cigarette butts and on going security.

A hose and reel has been installed on parking level 1 under the stairs and is available for outdoor car washing. Residents are asked to return the hose to the reel as they got it and to exercise care when going past the cars parked there.

An inventory of the bicycle room was made. There are several hooks for bicycles available on a first come basis. Residents are again requested to identify their bikes / hooks to the Property Manager so that we can have a complete registry/inventory. Special keys for the bicycle room are available from the Property Manager for a \$25.00 deposit, which will be refunded when the key is returned. Thank you to the Kers for the hose installation and the bicycle room inventory.

4. **Fobs:** If you have a garage opener fob that has broken, please advise the Property Manager as Action Lock advised they will be replaced free of charge.

5. **John Rose's Report:**

- a. He has been in discussions with the owners of the building on the west side regarding blocking access between the two (2) buildings. This is ongoing.
- b. Action Lock has re-painted the side gates grates.
- c. On **September 15, 2004**, Executive Air reset the hallway ventilation system. As it was still not working, they returned at no cost to the strata corporation to reset it again.
- d. John advised he has been discussing the landscaping with North West Gardening. It was moved, seconded and **carried** to purchase four (4) flats of winter flowers at a cost of \$15 plus GST per flat. The trees and shrubs will be pruned prior to **October 31, 2004**.
- e. He advised that an owner has to be contacted regarding the **morning glory** that is climbing over the owner fence. The strata council agreed that it must be kept "in check" as it spreads very quickly.
- f. **Halloween** - Residents may donate candy for Halloween treats that will be given out from the lobby. A notice will be put up on the bulletin board and people can leave any donation on the doorknob of Suite 503.

The Council extends its appreciation to John for the efforts he regularly puts into the building for the Strata that exceed his contracted custodial duties.

6. **Scuppers:** The strata council reviewed a quotation from Moleski Joint Ventures and EPS Westcoast for extending the scuppers to the ground. The scuppers are design flaw when the building was constructed. The strata council requested an estimate to connect the scuppers to the downspouts on each floor.

7. **Capital Report:** From approximately 7:00 pm to 7:20 pm, Gary Balaski presented the **Capital Report** to the strata council. The strata council expressed their gratitude to Gary for developing the report and agreed that it should be refined and brought back to the strata council with recommendations.

CORRESPONDENCE:

1. **Window Replacement:** A letter was received from a resident requesting permission to have the living room window replaced. They agreed to pay \$200 as per the bylaw.
2. **Security:** A letter received from an owner advised that their suite was broken into during renovations. The owner believes that the entry was made from the balcony, as that door was not

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locking/functioning properly and appears to have been tampered with. All residents and owners are advised to keep their balcony doors locked when absent.

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. Water Leak:** There is a water leak on the lobby floor that we believe is coming from the outside stairs and has affected walls in the exercise room and in the lobby. The Property Manager advised that a contractor has been contacted to inspect this area.
- 2. 1272 Comox Sign:** The strata council discussed the 1272 Comox sign. Rusty Ker advised that he would repair it.
- 3. Fire Notices:** The printing on fire notices on each floor is fading. Patricia Pracher agreed to replace these signs with new signs that can be read.
- 4. Exterior Lights:** Following discussion, it was moved, seconded and carried to install ultra violet lights on the east stairwell to try and prevent drug users from using this area.
- 5. Window Replacement:** The owners of 702 and 802 advised that they also have windows that they think may require replacement. The Property Manager advised she would contact Accurate Glass and has them contact each of these owners privately.

TERMINATION:

The meeting terminated at 8:00 pm. The next council meeting will be held at **6:00 pm on Tuesday, December 14, 2004 in the Meeting Room at 1272 Comox Street, Vancouver, BC.**



Patricia Graham
Strata Manager LMS 280
Direct Line: 604-253-5222
pgraham@assertivepm.com

If you have a “Telus Anonymous Call Blocking” feature, you must deactivate this service (*87) to receive return phone calls from Assertive Property Management after regular business hours. (9:00 am to 4:30 pm)

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