

LMS - 280 CHATEAU COMOX
MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, November 16, 2004 at 6:00 pm in the Meeting Room at 1272
Comox St. Vancouver, B.C

PRESENT:	Adriaan de Vries	404	President
	Patricia Pracher	403	Treasurer
	John Rose	503	Vice-President
	Zeljko Karlica	502	
	Hella Bennett	801	
	Gail Balaski	802	
GUESTS:	Lois Ker	702	
	Dex Sterling	602	6:15 pm - 6:45pm

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

MINUTES:

It was moved, seconded, and **carried** to adopt the minutes of October 19, 2004 council meeting as circulated.

FINANCIAL REPORT:

The reports fro September and October will be reviewed at the meeting on December 14, 2004 after the Treasurer has had a chance to review them.

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 committee showed new carpet samples and are getting closer to a presentation that will fit our budget and make our lobby have a classy and welcoming look. Work will begin after the water damage in the lobby is repaired.

2. **Garage door Fobs:** If you have a garage opener fob that has broken, please advise the Property Manager at 604-253-5566. They will be replaced for free.

3. **Water Damage:** New appointments will be made to have two contractors give us clearer and comparable estimates for a drainpipe coming from the scupper at the roof over the stairwells to the ground and also repairs to the exterior and interior walls. Council will arrange to have a member there so that the instructions to the each estimator are clear, specific and comparable.

4. **Window Replacement:** We will get a breakdown of the cost of each window from the Property Manager so we may proceed in the most cost effective way.

5. **Exterior Lights:** A quote has been received from Static Industries Ltd. to install a light system in the east stairwell and we will request quote from another company. This is to discourage drug user from using this area.

JOHN ROSE'S REPORT:

a. Algae has been removed from around our building

b. He is arranging to have the security gate mesh cover in the parkade inspected by the supplier the as the finish appears to be beginning to change colour after only about 7 months since installation.

c. John will arrange, with the gardeners, to have the lawn at the front of building repaired.

d. Remember to watch for used syringes around the building.

The strata council thanked Rusty Ker (702) for arranging for the repair of the stainless steel address sign at the front of the building. It looks great.

Once again, Pat and John Rose put on a terrific Halloween night. Our lobby looked very festive and "**VERY SCARY**". We had lots of happy trick and treaters.

Thank you both so much for all the work and time you put in to this. It makes our community a welcome place for children and thanks to all who donated candy.

CORRESPONDENCE:

1. **Water Leak:** Suite 701 is once again experiencing a leak at the front window. The Property Manager will get EPS Westcoast will call John Rose to arrange a time to come out and clean the weep holes and do a further investigation. Access from a bosun's chair will likely be needed.

2. **Gas Line:** The owners of suite 702 requested permission to access the building gas line which runs near their entry door so they can put in a gas cook top stove. The Council had an extensive debate on this and concluded that due to the precedent that would be set by this request for all twenty other suites in the building and the implications of that into the unlimited future, there can be no access to the building gas line unless that access is completely metered [measurable and billable by the official gas supplier- Terasen Gas] for the total gas consumption derived from that access. Furthermore, in keeping with the spirit of By Law 4, especially subsections m] through r], no alterations or pipes can be attached to the exterior of the building in order to accommodate this metered access possibility.

The Property Manager will research other considerations such as safety issues, the implications for the building's liability insurance and rates and possible fire code infractions. The outcome of this research may negatively impact the above decision.

3. **Security:** Lois Ker brought to our attention that the contractors in our building are propping the doors open while working in the parkade. Lois has volunteered to draft up an information sheet on procedures and regulations for tenants and contractor / trades people to follow and also one for moving in and out. In the meantime, please be sure your contractor does not leave any doors propped open. This is very important for the security of our homes.

TERMINATION:

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

