

LMS - 280 CHATEAU COMOX

MINUTES OF A COUNCIL MEETING

HELD: On **Tuesday, December 14, 2004** at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.

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

GUESTS: Rusty Ker 702 6:00 pm – 7:50 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 November 16, 2004 council meeting as circulated.

FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded, and **carried** to accept the September, October, November 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/Hallway Renovations:** The strata council advised that an owner in the building is an Interior Consultant and will be submitting a proposal for the lobby and hallways. The strata council requested this information prior to the next council meeting.

2. **Lobby Leak** The strata council reviewed quotations for the lobby leaks and putting in proper drains from the roof and 8th floor balconies. The lack of roof drainage contributes greatly to the leakage problem. Council requested a meeting with the contractor from Columbia Restoration either meet with them or discuss the additional work with John Rose. The strata council will hold a Special General Meeting to seek ownership approval in the amount that will be in the range of \$15,000 – \$20,000 to repair the lobby leak, put in roof drains and extend the scuppers. Estimates are still being refined and confirmed. The Council agreed the expenditure will be by special levy.

3. **Strobe Light:** The strata council reviewed a quotation from Static Industries for the supply and installation of a strobe light at the bottom of the west stairs exiting on to Comox Street. They requested another quotation.

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4. **Window Replacement:** The strata council agreed to circulate a questionnaire seeking information on how many windows will require replacement. Once this information is received, a Special General Meeting will be held to approve the expenditure. The estimates for the windows known to need repair prior to the survey are in the \$7,800 range. This expenditure will also be by special levy.

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

- a. He advised he will be obtaining five (5) fobs from Action Lock to be used as replacement fobs.
- b. He requested the Property Manager contact Executive Air to confirm that the hallway ventilation is working properly.
- c. He has replaced the light in the garbage room four (4) times in the past month as they are regularly broken by residents hitting them with large boxes that they have not flattened. **Residents must flatten their boxes prior to placing them in the garbage container.** It will also save space in the dumpster,
- d. He requested a memo be sent to all residents reminding them about the proper method to recycle properly.

CORRESPONDENCE:

1. **Rentals:** A letter was received from an owner regarding the rentals in the building. The strata corporation has a bylaw which states "Subject to the provisions of this bylaw, all strata lots shall be owner-occupied and rentals, tenancies or licenses of occupancy of any sort whatsoever are absolutely prohibited, with following considerations and exceptions:

- a) A strata lot at the time this bylaw is ratified shall not be subject to section 6 (1) of this bylaw until after the title is conveyed to a new owner of such strata lot"

This means that until a rental unit is put up for sale, it can continue to be a rental unit.

2. **Security:** A letter received from an owner requesting information from the strata council regarding an attempted break in into their unit. The strata council agreed that all owners should secure their patio doors and ensure they are locked when no one is in the suite. They advised there is not much they can do to prevent B & E's. Owners are responsible for their own security and the strata council has on numerous occasions advised owners not to let strangers into the building.

3. **Gas Line:** Another letter was received from an owner requesting permission to install a gas cooktop stove. The owner had previously been advised from the Council meeting of November 16, 2004, that any personal gas utilization must be metered and the meter must be accessible to being read at all times. The building was not designed for private gas utilization. The Property Manager advised that the strata council should seek legal advice and the matter should be decided at an Annual or Special General Meeting. Terasen Gas will only allow so many gas meters in a building and if others owners want to install gas, there may be a problem. The strata council agreed everyone should be treated equally.

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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.**



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Strata Manager LMS 280
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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)

ATTENTION
PLEASE KEEP A COPY OF THESE MINUTES. THERE WILL BE A CHARGE
TO REPLACE THEM.