

# LMS - 280 CHATEAU COMOX

## MINUTES OF A COUNCIL MEETING

**HELD:** On Wednesday, June 1, 2005 at 6:15 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.

N.B. The minutes have been delayed due to a computer crash in the Property Manager's office.

**PRESENT:** John Rose 503 Vice President  
Adriaan de Vries 404 President  
Zeljko Karlica 502

**REGRETS:** Patricia Pracher 403 Treasurer  
Hella Bennett 801

**GUESTS:** Lois Ker 702 6:15 pm – 7:45 pm  
Aida Davis 302 6:15 pm- 7:45 pm

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

The meeting was called to order at 6:15 pm.

### MINUTES:

It was moved, seconded, and **carried** to adopt the minutes of the April 4, 2005, council meeting as circulated.

### FINANCIAL REPORT:

1. **Monthly Statement:** It was moved, seconded, and **carried** to accept the April financial statement.

2. **Financial Status:** The current balances for months ending May 31, 2005 in the appropriate funds are as follows:

Total Cash Balance	\$40,349.23	(including Contingency Reserve balance)
CRF Balance	\$23,386.34	(Contingency Reserve Fund)

3. **2005/2006 Proposed Budget:** The strata council reviewed the 2005/2006 proposed budget. The strata council agreed to increase Fire System to \$1500 and Supplies to \$1750. If accepted by the owners at the Annual General Meeting, there will **not** be an increase in the monthly strata fees.

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.

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## BUSINESS ARISING:

1. **Lobby/Hallway Renovations:** The strata council discussed the cost for renovating the lobby. Due to changes in prices over the past year and in the scope of the work including a choice for paneling as opposed to painting, and a change in the choice of carpet, they agreed that an additional \$10,000 is required to complete the lobby and the hallways. An owner who works in the renovating business has advised the Council on this proposal and has agreed to speak to this at the Annual General Meeting on June 23, 2005. The strata council agreed to seek owners' approval for \$10,000 from the Contingency Reserve Fund or a Special Levy to complete the lobby and hallway renovations. The strata council agreed to present three special resolutions for the funds to complete the lobby and hallway renovations with two of them including a special levy to cover some portion of the cost of the proposal. However, after the council meeting, the strata council was advised that the owner who has six (6) votes would not approve a special levy. As  $\frac{3}{4}$  approval is needed to pass a levy, these 6 votes against the 'levy' resolutions would defeat them. We have 21 units and need 16 ballots in favour to pass a  $\frac{3}{4}$  vote. The strata council President consulted with council members and they agreed to present only one (1) resolution seeking to cover the additional cost of the lobby and hallway renovations from the Contingency Reserve Fund.
2. **Window Replacement:** The windows in 503, 602 and 802 have been replaced. The strata council requested information on the use of a crane. The Property Manager advised she has not received the invoice for the windows.
3. **Hallway Signs:** WPS the company who is making new signs for the hallway emergency information advised they require all the hallway signs as each sign has different information.
4. **Maintenance Report:**
  - a) McRae Electric replaced the sensor for the strobe light.
  - b) Active Fire continues to show the janitor as the primary emergency contact for 1272 Comox on their paperwork. The Property Management will contact Active Fire, as Assertive Property Management should be shown as the contact.
  - c) On Wednesday, June 1, 2005, EPS repaired two leaks. The total cost is \$1,303 plus GST.
  - e) The painter Phil Konrad will paint the wall cap when he is repainting the cross hatching. Once the cross hatching has been repainted, the City of Vancouver will make signs about towing vehicles. The cost is approximately \$10 to \$20 per sign.
  - f) The strata council requested Ace Windows be contacted to find out if they pressure washed the planters.
  - g) Someone has removed two (2) of the folding chairs from the Meeting Room and the Exercise Room.

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## **h) Residents are requested not to leave their garage door transmitters in their vehicles.**

Recently one was stolen from a car and that presented significant difficulty in cancellation of the stolen transmitter and in its replacement in addition to the cost.

i) The strata council approved Static Industries to supply tape on the heat tracers on the P2 garage level.

j) Action Lock advised they would be replacing the security grills on any of the entrance/exit doors and the garage door as the paint is not holding. They will also be asked to fix the spring on the east gate.

k) The strata council engaged in a question period regarding who inspects the building after a move in or out.

l) On June 1, 2005, Executive Air completed their inspection.

**5. Security: Recently, the strata council reported that two (2) sections of the mailboxes were broken due to break in attempts. How people entered the building is unknown.**

**Do not leave mail in your mail box longer than absolutely necessary.**

**Several residents have found doors left ajar. Please be sure that all doors are completely locked before leaving the area!!**

**N.B. The door from the Lobby to the east stairwell needs to be pushed firmly shut each time you use it as it does not lock on its own. Please be aware of this and cooperate for our security.**

IV needles are found around the property.

If you lose items from your vehicle, give that information to a strata council member or the Property Manager. Some items, possibly belonging to residents, are being held for identification by the owners.

It was suggested that we plant blackberry bushes on the west and east side of Chateau Comox to prevent people from using this area for illicit /undesired activities. The building manager of the building to the west has been spoken to about this. The strata council agreed with this proposal.

Several members have agreed to implement this together over the next while.

## **CORRESPONDENCE:**

**1. Windows:** A letter was received from an owner advising they were withdrawing their request for a bylaw change for the replacement of windows. She had spoken to people from the Ministry of Finance and was informed there may be problem in trying to implement this change as it is missing from the government regulations.

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

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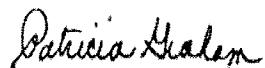
Strata Property Act.

## NEW BUSINESS:

1. **Roof Deck:** A request was received from an owner to present to the Annual General Meeting [AGM] a proposal to change the LMS 280 Rules on the use of the Roof Deck. The proposal included a budget to prepare and furnish the Roof Deck. The strata council agreed that this proposal could be presented to the AGM. The proposal was then submitted to the AGM in the form of two resolutions; 1] a resolution to change the Rule and 2] a resolution for a levy to pay for the preparation and furnishings.
2. **Exit Lights:** Following discussion, it was moved, seconded and **carried** to accept the proposal from Commercial Lighting to replace the interior "Exit" lights. The cost for twenty-four (24) lights is \$890. plus GST. This does not include installation. Hydro will rebate us \$10.00 per unit and the annual electricity savings are estimated at \$300.00 per year with an additional saving of at least \$200.00 per year in replacement light bulbs giving a breakeven point of 2 to 3 years.
3. **Annual General Meeting:** The Annual General Meeting is scheduled for **Thursday, June 23, 2005.**

## TERMINATION:

The meeting terminated at 7:40 pm. The next council meeting will be scheduled after the Annual General Meeting.



Patricia Graham  
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.**