

06/04/07 Prepared By: Southview Property Management Inc.,
#110 – 7580 River Road, Richmond, B.C., V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881
Property Manager: Brian Slater

**MINUTES OF THE STRATA COUNCIL MEETING
Of Strata Plan LMS 280, Chateau Comox
Held on Thursday May 10, 2007 at 5:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present: Aida Davis President
Hella Bennett
Sandra St. Amand

Property Manager Brian Slater Southview Property Management, Inc.

Regrets: Gail Balaski
Josie Fisher

1. CALL TO ORDER

Council President, Aida Davis called the meeting to order at 5:00 p.m.

ANNOUNCEMENTS:

Brian Slater was introduced as the new Property Manager for Strata Plan LMS 280, 'Chateau Comox'.

2. ADOPTION OF PREVIOUS MINUTES

It was **Moved/Seconded** to adopt the minutes of the March 15, 2007 Council Meeting as circulated. **Carried**

3. PRESIDENT'S REPORT

The President's report is attached.

4. FINANCIAL REPORTS

The Financial Statement for March 2007 was reviewed by Council and found to be in order. It was then **Moved/Seconded** to adopt the Financial Statement for the month of March 2007 as circulated. **Carried**

No accounts receivable report was available for review.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

5.1 Renovations - Lobby Painting and Carpeting

There are a few areas of painting that remain to be touched up. They include the lobby area and P2.

There is one area of carpeting on the 6th floor that needs touch-up.

Council has requested that the Strata Manager contact the two contractors to have them return to complete these deficiencies as noted.

Please keep these minutes as a permanent record of the strata corporation's business. Replacement of minutes, bylaws or rules and regulations will be at the owner's expense.

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5.2 Building Keys

Council has formulated a key registry sheet and common keys have been labeled and are now locked in a secure area.

Any resident who requires a common key such as an elevator service key or utility room key must complete the attached key registry sheet and submit it to Council for access to any common building keys.

5.3 Security

Council has approved the strata landscaper to add shrubs to the building perimeter.

Residents are reminded that side gates must be shut when entering or exiting the common property.

5.4 Canada Waterproofing

Canada Waterproofing will be undertaking a few general routine building maintenance caulking repairs as noted in their building review.

5.5 Window Seal Replacement

Council is in the process of reviewing submissions for our window seal replacement maintenance. We anticipate in having this maintenance item completed by mid-July. Information notices will be circulated to owners prior to this work commencing.

5.6 Storage Project

The storage locker project is on hold until other Strata Corporation items are completed.

6. CORRESPONDENCE

Council received a letter from an owner asking permission to change the flooring in their common hallway. Based on the anticipated future maintenance responsibility Council has denied this request to change the common hallway flooring.

7. NEW BUSINESS

7.1 Janitor Work Plan

Council discussed and presented a janitorial work plan. It was agreed by Council that any extra work over and above the work plan must be presented to Council for approval prior to any extra work being undertaken

8. Next Council Meeting Date & Adjournment

There being no further business, the meeting adjourned at 6:45 P.M. The next Council Meeting will be held **Thursday June 28, 2007**.

Minutes/280May07.doc

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