

06/11/08 Prepared By: Southview Property Management Inc.,  
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Property Manager: Brian Slater

**MINUTES OF THE STRATA COUNCIL MEETING  
Of Strata Plan LMS 280, Chateau Comox  
Held on Tuesday May 27, 2008 at 7:00 P.M.  
Common Room 1272 Comox Street, Vancouver, B. C.**

**Present:** Kevin Wice President  
Gail Balaski Vice-President  
Bruce McDonald Treasurer  
Josey Fisher

Property Manager Brian Slater Southview Property Management, Inc.

**Absent:** Hella Bennett

Prior to the Council Meeting convening, an owners' Special General Meeting regarding the Building Envelope Restoration was held.

**1. CALL TO ORDER**

Council President Kevin Wice called the meeting to order at 8:55 p.m.

**2. ADOPTION OF PREVIOUS MINUTES**

It was **Moved/Seconded** to adopt the minutes of the March 10, 2008 Council Meeting as circulated. **Carried**

**3. FINANCIAL REPORTS**

The Treasurer, Bruce McDonald reported that he had reviewed the Financial Statements for February, March and April 2008 and found them to be in order.

It was then **Moved/Seconded** to adopt the Financial Statements for the months of February, March and April 2008 as circulated. **Carried**

The Property Manager provided Council with an Accounts Receivable Report as of May 27, 2008 advising that all owners are current with their strata fees.

**4. BUSINESS ARISING FROM PREVIOUS MINUTES**

**4.1 Insurance Coverage – Owners and Strata Corporation**

Council opened a discussion regarding insurance coverage as it relates to the Strata Corporation and strata owners. Council wants to be sure that all owners understand that Strata Corporation insurance only covers original common assets of the Strata Corporation and individual owners must insure their personal belongings and all strata lot upgrades ie: strata lot flooring upgrades.

**4.2 Lighting Upgrades**

Council reviewed a quotation for upgrading the parkade lighting to energy saving ballasts and lamps, based on the current fiscal period and the financial position of the Strata Corporation, Council has agreed to table any decision on this item until after the upcoming Annual General Meeting.

**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.**

#### 4.3 General Maintenance Items

Council reviewed the following general maintenance items:

- Sump Drain Cleaning – this maintenance item has been completed.
- Emergency Generator – Our emergency generator needs annual servicing. The necessary arrangements will be completed shortly.
- Lobby and Hallway Care – Council has requested that quotes be obtained for surfacing the lobby and elevator tiles as well as common area carpet cleaning. We are planning on having these items undertaken in unison with the completion of our upcoming exterior restoration project.
- Common Area Painting Follow-up – Council has requested that we follow-up with having the small areas of interior painting finished. These areas include the main and lower lobby areas. The necessary arrangements will be completed shortly.
- Exterior Building Algae – This has been completed
- Epoxy Injection Ports – Removal of the epoxy ports in the parkade ramp has been completed.

#### 5. CORRESPONDENCE

No items of correspondence were received.

#### 6. NEW BUSINESS

##### 6.1 Proposed Budget 2008 - 2009

The Strata Council reviewed a proposed budget for the upcoming fiscal year. Based on the discussion by Council the proposed budget will be recommended to the owners at the Annual General Meeting.

##### 6.2 Roofing

Council continued the discussion about the current status of the roof condition based on the Inter – Provincial report circulated to owners after the Special General Meeting, Council has decided to proceed with obtaining a quotation for completing the drafting of a roof replacement to include design, tender contract and coordinating quality assurance and professional services. The second part of any roof replacement will involve a still to be determined future expense, but the Strata Corporation needs to establish this initial step prior to the exact pricing of any necessary roof replacement work. A “Budget” cost opinion of probable costs from Inter-Provincial of approximately \$114,000.00 + GST and consulting costs for completing this work was discussed. We are hoping to have Inter-Provincial’s material prior to calling our Annual General Meeting in early July.

#### 7. Next Council Meeting Date & Adjournment

There being no further business, the meeting adjourned at 9:50 P.M. The next Council Meeting will be held **Monday June 30, 2008**.

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