

**MINUTES OF THE STRATA COUNCIL MEETING  
Of Strata Plan LMS 280, Chateau Comox  
Held on Monday November 3, 2008 at 7:00 P.M.  
Common Room 1272 Comox Street, Vancouver, B. C.**

<b>Present:</b>	Kevin Wice	President
	Judy McVeigh	Vice-President
	Ken Hogan	Treasurer
	Pat Francis	
	Ray Leclair	
Strata Manager	Brian Slater	Southview Property Management, Inc.
<b>Guest:</b>	John Rose	
<b>Absent:</b>	Gail Balaski	Bruce McDonald

**1. CALL TO ORDER**

Council President, Kevin Wice called the meeting to order at 7:10 p.m.

**2. ADOPTION OF PREVIOUS MINUTES**

It was noted that the September 30, 2008 minutes in regard to:

**Article 5.1 – Building Envelope** as reported did not indicate that the monies for the building envelope warranty with National Home Warranty at a cost of \$37,193.41 is already budgeted and the funds are included in the approved owners Building Envelope Restoration - Special Levy Fund. However the Strata Corporation will have to consider the associated expense of a third party inspection at the 2<sup>nd</sup>, 3<sup>rd</sup> and 5<sup>th</sup> year anniversaries of the 2008 envelope restoration project at a later date.

It was **Moved** (K. Wice)/**Seconded** (P. Francis) to adopt the minutes of the September 30, 2008 Council Meeting as amended. **Carried**

**3. FINANCIAL REPORTS**

The Treasurer, Ken Hogan reported that he had reviewed the Financial Statements for September 2008 and found them to be in order.

It was then **Moved** (K. Hogan)/**Seconded** (K. Wice) to adopt the Financial Statements for the month of September 2008 as circulated. **Carried**

The Strata Manager provided Council with an Accounts Receivable Report as of November 3, 2008 advising that all owners are current with their strata fees.

Council has asked for the minutes to remind owners of the Roofing Special Levy project payment.

**Roof Replacement - Special Levy Payment**

Owners are reminded that the Roof Replacement levy payment is due as follows:  
**September 21, 2008**

**4. BUSINESS ARISING FROM PREVIOUS MINUTES**

**4.1 Building Envelope**

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.

11/18/08 Prepared By: Southview Property Management Inc.,  
#110 – 7580 River Road, Richmond, B.C., V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881  
Strata Manager: Brian Slater

Spratt Emanuel has completed twelve observation reports outlining and reviewing the project progress. The progress and quality of the work up to report 12, is reflecting positive work results being completed. The building permit has been filed and processed. There was a slight delay in getting this from the City of Vancouver but this has not influenced the progress or quality of the project. However there has been an adjustment on the anticipated completion date due to the window order delay and this is reflecting an anticipated project completion date for late January 2009. This has no monetary effect on the project contract. Council will be providing reports to owners on an ongoing basis by e-mail. To date there have been three additional change orders ordered by the Strata Corporation, **Item 1.** – Repair balcony door/**Item 2.** – Fix front door concrete area/**Item 3** – Painting of flagpole.

#### **4.2 Lighting**

The material pertaining to common area lighting modifications and upgrades from BC Hydro was not available.

#### **4.3 Window Seal Replacement**

The quotes for our window sealed unit replacement project, was not presented at the time of the meeting. Once the quotes are received, Council will be considering an action plan for replacement of the failed window seals.

#### **4.4 Building Common Door Locks**

Council continued the discussion about the two possibilities regarding building security. Option #1 – Re-Key building. Option #2 – investigate a ‘FOB’ system. Quotes are still being obtained and further consideration will be discussed at the next Council Meeting.

### **5. CORRESPONDENCE**

#### Acknowledgement

On behalf of the owners of ‘Chateau Comox’ we wish to take this opportunity to offer a big **Thank you** to John and Pat Rose for organizing a wonderful Halloween celebration. Thank you John and Pat!!

**Christmas Party** – an appetizer/potluck dinner is being planned and organized by Council. More details will be posted on the bulletin board. We are setting **Friday December 5, 2008** aside for this years’ celebration. We will be decorating the lobby as well.

### **6. NEW BUSINESS**

#### **6.1 Annual Fire Inspection**

Council has authorized approval of allowing Active Fire to complete our 2008 Annual inspection. Our inspection is set for Tuesday December 9, 2008. **Please see attached notice.**

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

There being no further business, the meeting adjourned at 8:25 P.M. The next Council Meeting will be held Tuesday January 6, 2009.

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