

10/08/09 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: Jenny Liu
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**MINUTES OF THE COUNCIL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX
Held on Thursday September 10, 2009 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present:	Judy McVeigh	President
	Terry Ireland	Vice-President
	Bruce McDonald	Treasurer
	Pat Francis	
	Joanne Lord	
	Gail Balaski	
	Patricia Pracher	
	Kevin Wice	Head of Deficiency Committee
Strata Manager	Jenny Liu	Southview Property Management Inc.
Guest	Russell Ker	John Rose

1. CALL TO ORDER

The meeting was called to order at 7:15 p.m.

Announcement: Jenny Liu is the new Strata Manager of Strata Plan LMS 280.

2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETING

It was **Moved (#1)** and **Seconded (#21)** to adopt the minutes of the Strata Council Meeting held on July 7, 2009, as previously distributed. Yes = 7 No = 0 **Motion Carried**

3. FINANCIAL REPORT

As the new selected Council has not reviewed the financial statement in detail but feels the current Contingency Reserve Fund \$36,137.40 is less than the Council expected, the financial statements ending of July 31, 2009 will be reviewed in detail in next Council Meeting.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 Building Envelope / Deficiency

The Strata Corporation is working with Ocean West Construction and sub-contractor Spratt Emanuel on completing the deficiencies. Kevin Wice, Head of Deficiency Committee, reports the Window Replacement Project Deficiency List is almost finished and he is working on having all owners signed on the deficiency completion form. Kevin will request the Auditor to audit the Building Envelope/Project Deficiencies financial statement. Regarding the exterior stucco color it should be as same as the original color, which is a little bit different than the current faded color issue. The Council will discuss at next meeting.

4.2 Plumbing

There are some plumbing problems reported by the owners and the Council of Strata Plan LMS 280 is not satisfied with the current plumbing contractor, so the Council decided to change to a

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new contractor. Council has reviewed two quotations presented by the Property Manager and awaits the third quotation. The new plumber contractor will be decided at next Council Meeting.

4.3 Landscaping

The garden needs to add topsoil and the trees need to be trimmed. Whereas the Council of Strata Plan LMS 280 is dissatisfied with the gardener's service and wishes to change the landscaping contractor, the Strata Manager will have three gardeners' quotations ready at the next Council Meeting. The tree trimming, topsoil filling and weeding will be done by the new landscaper.

4.4 Power Washing and Carpet Shampoo

Regarding the power washing and carpet shampooing Council has decided to wait until the deficiency work is finished.

5. CORRESPONDENCE

No items of correspondence were received.

6. NEW BUSINESS

6.1 Parking Stalls

The Council requests oil spills in the parking stall to be cleaned up by the applicable owners and garbage should be removed totally from the underground parking area. The parking lines and side gates need to be painted.

6.2 Cleaning

Council received the complaint in writing that the sink in the meeting room is filthy and should be cleaned thoroughly. The heaters in hallways and stairwell railings are full of dust and they need to be cleaned as well.

6.3 Recycling

The owners and tenants need to pay more attention to the items disposed to recycle, cardboard, or garbage container rightly.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 p.m.

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