

**MINUTES OF THE COUNCIL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX
Held on Thursday April 6, 2010 at 8:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present: Terry Ireland President
Bruce MacDonald Treasurer
Kevin Wice
Joanne Lord

Property Mgr: Kevin Green Southview Property Management

Absent: Patricia Pracher
Pat Francis
Gail Balaski

Guests: John Rose

1. CALL TO ORDER

The meeting was called to order at 8:05 P.M.

2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETING

It was **Moved** and **Seconded** to adopt the minutes of the Strata Council Meeting held on March 4, 2010, as previously distributed.

Yes = 4 No = 0 **Motion Carried**

3. FINANCIAL REPORT

It was **Moved** and **Seconded** to accept the February 2010 financial statements as distributed.

Yes = 4 No = 0 **Motion Carried**

4. BUSINESS ARISING FROM PREVIOUS MINUTES

a. Sheet Metal Maintenance and Repairs

A number of quotes were received and reviewed. After some discussion it was decided to defer the proposed work until after the newly approved Chateau Comox Emergency Exit Security ("CCEES") project is complete. At that time Council will consider the contractor performing the metal work for the CCEES project for the metal work maintenance and repairs at the rear of the building and the roof. Timing of the maintenance and repairs is to be determined.

b. Vent & Duct Cleaning

Council reviewed the quotes received and decided to hire City Air Duct to clean the vents using the INTERIOR and EXTERIOR approach. This requires access to dryers in all units. The work has been scheduled for April 21, 2010. All residents are asked to make arrangements to allow access to their units during that day.

c. Window Cleaning

Council approved the quote from Ace for cleaning of the inaccessible windows and the exteriors of the balconies. The Property Manager is to arrange the work and provide a notice to the residents.

5. COMMITTEE REPORTS**Garden Committee**

J. Lord reported the work continues on the spring cleanup of the garden. The planting of perennials and flowers is underway.

6. CORRESPONDENCE

Parking Clutter: Letters have been sent to owners.

Rental of a Parking Spot Request: Council approved a request from a resident to rent their parking spot to another resident per Rule 3.8.

Floor Common Corridor Improvement Request: Council approved a request from four owners to alter the design of their common corridor at their own expense as per Rule 5.1.

7. NEW BUSINESS**a. Special General Meeting (SGM) of the Owners:**

Council discussed the results of the SGM held just prior to this meeting. It was agreed that K. Green, T. Ireland and J. Lord will be the Chateau Comox Emergency Exit Security (CCEES) project management team. T. Ireland to advise the contractor and get the project started. T. Ireland is also to contact the fire inspector as was agreed to keep the fire department up to date with our progress.

b. Building Envelope Warranty

The Property Manager provided an explanation of the difference between the expected PST rebate and the actual cheque – that being interior repairs are not eligible for the rebate program. The cheque received is correct.

The Property Manager is to determine and advise Council of the date of the first warranty inspection as specified in the materials provided by the warranty company.

c. Budget Planning – Fiscal 2011

The preliminary budget for fiscal 2011 will be discussed at the June Council Meeting. Council was asked to identify items to be considered for inclusion in the new budget.

d. Bylaw & Rule Changes

The Bylaws and Rules are being updated to consolidate amendments into a single document. The consolidated document will be brought forward at the AGM. Council is to review suggested changes to the Bylaws and Rules that would also be brought forward at the AGM.

e. Vacuum

The current vacuum is noisy – J. Lord is to follow the warranty procedures to determine if repairs are covered. K. Wice has offered to investigate the availability of a low priced commercial grade vacuum.

f. WorkSafeBC

The Property Manager confirmed that LMS 280 is registered with WorkSafeBC and pays the premium for the in-house janitorial services.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 P.M. The next Strata Council Meeting will be held on **May 6, 2010**.

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