

**MINUTES OF THE COUNCIL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX
Held on Thursday July 8, 2010 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present: Terry Ireland President
Pat Francis Vice-President
Bruce MacDonald Treasurer
Gail Balaski
Kevin Wice

Absent: Joanne Lord
Patricia Pracher

Guests: John Rose
Iain Braidwood

1. CALL TO ORDER

The meeting was called to order at 7:01 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 June 8, 2010, as previously distributed.

Yes = 5 No = 0 **Motion Carried**

3. FINANCIAL REPORT

There was a review of the May financial statements. The Property Manager was directed to:

- Recode an entry to the correct account;
- Provide to Council before the end of July, a reconciliation and explanation of the CRF & project account balances.

After a discussion it was **Moved** and **Seconded** to accept the May 2010 financial statements as distributed.

Yes = 5 No = 0 **Motion Carried**

The arrears report was reviewed and discussed. As per the motion from the June 8, 2010 meeting, the Property Manager is now directed to levy fines in accordance with the Bylaws to the owner whose special levy remains in arrears.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Garbage Disposal:

Council decided to change disposal contractors due to the recent problems with the garbage disposal company. The previous company's garbage bin was replaced with a larger 4 cubic yard bin, which is too large for the garbage enclosure. Council has directed the Property Manager to:

- a. Replace the 4 cubic yard bin with a 3 cubic yard bin (as was the previous bin), and
- b. Change the garbage pickup from once weekly to twice weekly.

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.

New Vacuum – Commercial Grade

K. Wice reported that he is able to source a commercial grade vacuum and pl. new vacuum by the end of July. Council thanks Mr. Wice for sourcing the new vacuum.

5. COMMITTEE REPORTS**Garden Committee**

G. Balaski reported the garden is progressing as planned. Trimming of the laurel hedge at the back of the property will be done in the next month or two.

Welcome Committee

The committee asked Council Members to provide them with ideas on information to include during the 'welcoming'. Once received, the committee will 'welcome' the two new residents.

CCEES Project (Chateau Comox Emergency Exit Security)

T. Ireland reported the construction of the enclosure is nearing completion. The Council toured the west side enclosure. Once construction is completed, a crossover floor will be opened and signage mounted on the appropriate doors. At that time the fire inspector will be contacted to re-inspect the identified deficiency.

I. Braidwood asked about the selection of the sixth crossover floor versus a vote by owners to select the crossover floor(s). Council responded that as the deficiency has been outstanding for over one year and the Strata Corporation could soon face fines and other penalties if focused on the obligation to comply with the Bylaw as soon as possible. As such, at the June 8, 2010 meeting Council adopted a strategy to meet the City of Vancouver Bylaw with the minimum number of crossover floors so that re-inspection by the Fire Department could occur as quickly as possible once construction was completed. As to the vote by owners with respect to crossover floor selection, Mr. Braidwood will contact the Property Manager with a crossover floor proposal for the owners to consider at the upcoming AGM. Mr. Braidwood's proposal is due by August 5, 2010 so as to be included in the AGM materials to be sent to the owners.

6. CORRESPONDENCE

There was no correspondence.

7. NEW BUSINESS**Alley & Garbage Enclosure Gate Replacement**

The replacement of the alley garage exit gate and the garbage enclosure gate should be completed soon after the emergency exit enclosures.

Proposed 2010/11 Budget

Council reviewed the most recent draft of the budget and made some modifications. The final draft of the budget will be reviewed at the next Council Meeting. The final proposed budget will then be included in the materials for the August AGM.

AGM Agenda & Materials

Council discussed the agenda items for the August AGM. As previously noted, Mr. Braidwood is to provide a crossover floor proposal to the Property Manager.

The AGM is planned for Tuesday August 31, 2010 at 7:00 P.M. in the Chateau Comox Meeting Room.

Envelope Inspection Program

With the completion of the Envelope Project, the owners of Chateau Comox have an ongoing obligation to inspect the envelope in order to maintain warranty coverage. Council Members are to familiarize themselves with the inspection program material provided by the warranty company – this has been provided in electronic form to each Council Member. The formation of an envelope inspection program will be discussed at the next Council Meeting.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:08 P.M. The next Strata Council Meeting will be held on **Thursday August 5, 2010.**

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