

**MINUTES OF THE STRATA COUNCIL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX
Held on Thursday August 5, 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
Joanne Lord
Kevin Wice

Absent: Gail Balaski
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/Seconded** to adopt the minutes of the Strata Council Meeting held on July 8, 2010, as previously distributed.

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

3. FINANCIAL REPORT

There was a review of the June financial statements. After a discussion it was **Moved/Seconded** to accept the June 2010 financial statements as distributed.

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

The Special Levy Arrears report was reviewed and discussed. As one owner continues to be in arrears, it was **Moved/Second** to have the Property Manager levy fines in accordance with the Bylaws.

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

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Annual General Meeting Agenda & Materials:

Council reviewed and revised the special resolutions and materials to be dealt with at the August 31, 2010 Annual General Meeting. The materials are to be sent to the Property Manager by Monday August 9, 2010 for distribution to owners in accordance with the Strata Property Act.

Commercial Vacuum:

Kevin Wice reported he has been able to source a commercial grade vacuum for building janitorial duties and has offered to pay for the vacuum. The Strata Council on behalf of the owners extend our thanks to Mr. Wice for his generosity.

5. COMMITTEE REPORTS

There were no Committee reports.

6. CORRESPONDENCE

- Correspondence from an owner with respect to cross-over floor selection was discussed. The owner's concerns have been incorporated into the appropriate Special Resolution for the Annual General Meeting.

7. NEW BUSINESS**a.) Envelope Inspection Program**

Council decided to defer development of the program to the next Strata Council. The inspection program needs to be put in place to ensure ongoing warranty coverage of the envelope repair work done in 2008/09. In anticipation of requiring a professional inspection of the envelope, the Property Manager is directed to obtain three quotes for the consideration by the next Strata Council.

b.) Parking Stall Clutter

The Property Manager is directed to notify an owner to remove unauthorized materials from their parking stall as it is in violation of the Bylaws.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:38 P.M. The next meeting will be the Annual General Meeting on **Tuesday August 31, 2010.**

Minutes/280Aug10.doc