

**MINUTES OF THE COUNCIL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX
Held on Tuesday, May 3, 2011 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present: Terry Ireland President
Joanne Lord Vice-President
Iain Braidwood Treasurer
John Rose
Zeljko Karlica

Absent: None

Guests: None

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

The primary focus of the meeting was to discuss the plumbing repairs at Chateau Comox.

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 3, 2011, as previously distributed.

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

3. FINANCIAL REPORT

There was a review of the financial statements for the month of February 2011. It was noted the invoice coding changes and the allocation of some plumbing repairs to the CRF were completed as directed at the March meeting. There being no further discussion it was **Moved** and **Seconded** to accept the February 2011 financial statements as distributed.

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

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Plumbing Repairs:

Council noted that six quotes have been received from contractors to provide repiping services to Chateau Comox. There are a number of options for consideration that include combinations of project approach and technical solutions. After a discussion of the quotes it was agreed that Council will host an information session for owners in mid-May – the date is to be announced ASAP and is dependent on the availability of the attending contractor.

Further, Council is targeting June 13, 2011 as the date for a Special General Meeting (SGM) of the owners to review and decide on Council's recommendation for plumbing repairs.

5. COMMITTEE REPORTS

Welcome Committee:

Deferred

Garden Committee:

Deferred

6. CORRESPONDENCE

No correspondence was discussed

7. NEW BUSINESS

Property Maintenance

Council discussed the remaining proposed maintenance items for fiscal 2010/11. It was agreed to direct the Property Manager to obtain quotations for (additional details will be provided to the Property Manager):

- Painting of the external front entrance,
- Remediation of the pooled water in the external alcove on the west side of the building,
- Removal of junk from the janitorial room on the main floor (may include special items like tar, batteries).

Reminders:

- Owners are reminded to ensure their renovations and contractors work in accordance with the Bylaws and Rules (see Rule 12) of the corporation.
- Owners should contact the Property Management company directly at 604.270.8811 for assistance with problems – rather than contacting Council members first as Council does not coordinate activities specific to your suite. The Property Manager will advise Council as necessary. Note that long-running unresolved issues can be escalated to Council when and if required.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:34 p.m. The next Council meeting date is to be determined.