

**MINUTES OF THE COUNCIL MEETING  
OF STRATA PLAN LMS 280, CHATEAU COMOX  
Held on Monday, August 8, 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

**Absent:** Zeljko Karlica  
John Rose

**Guests:** None

**1. CALL TO ORDER**

The meeting was called to order at 7:02 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 July 7, 2011, as previously distributed.

Yes = 3 No = 0 **Motion Carried**

**3. FINANCIAL REPORT**

There was a review of the financial statements for the month of June 2011. A review of the year-end results highlighted the impact of the Council-declared emergency plumbing expenses for the September 2010 and February 2011 incidents funded from the Contingency Reserve Fund. After a brief discussion it was **Moved** and **Seconded** to accept the June 2011 financial statements as distributed.

Yes = 3 No = 0 **Motion Carried**

Accounts Receivables were reviewed. Council directed the Property Manager with action items for various receivables and outstanding special levies.

**4. BUSINESS ARISING FROM PREVIOUS MINUTES**

**Budget for Fiscal 2011/12:**

Council reviewed the proposed budget for the next fiscal year. The budget will be presented at the August 30<sup>th</sup> Annual General Meeting.

**Review of Various Action Items:**

A number of action items will be carried over to the next Strata Council:

- Compensation for janitorial services
- Accounts payable procedures
- Move In/Out Bylaw

**5. PLUMBING PROJECT**

The activities to prepare for the startup of the plumbing project were discussed. The On-site Coordinator was confirmed to be Joanne & Don Lord. A notice is to be issued to owners to solicit responses to a number of items (e.g., parking stalls; optional, owner-paid improvements).

**6. COMMITTEE REPORTS****Welcome Committee:**

No activity.

**Garden Committee:**

J.Lord expressed her thanks to A.Steinberg for the work ("sweat equity") he did cleaning up, preparing and moving plants in the garden.

**7. CORRESPONDENCE**

**Request from Owners:** The owners on the 2<sup>nd</sup> floor requested permission to paint their floor walls and doors – carpets are not to be replaced. Subject to the owners agreeing to be responsible for the ongoing maintenance of the painted areas, Council agreed to the request.

**8. NEW BUSINESS****Annual General Meeting Agenda:**

The proposed agenda, resolutions and supporting materials were reviewed.

**Quote for Painting:**

Recently Council received quotes to repaint the front entrance area. The quotes were significantly higher than expected so the project scope is being revised to:

- Significantly reduce the wall area being painted,
- Include the limited common patio walls on the 2<sup>nd</sup> floor,
- Include the garage car gate.

T.Ireland is to re-issue the scope document to the Property Manager to obtain revised itemized quotes.

**Elevator Notice:**

In order to prevent damage to the elevator interior when moving large items, Council will be posting a permanent notice reminding residents to request the elevator wall pads.

**9. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:25 p.m. The next Council meeting date will be determined by the next Strata Council. The Annual General Meeting is scheduled for August 30, 2011.