

**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 30th 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 2nd 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 2nd 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.