

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 CHATEAU COMOX
HELD ON MONDAY JANUARY 30, 2012 AT 7:00 PM
IN THE MEETING ROOM AT 1272 COMOX STREET, VANCOUVER BC.**

COUNCIL IN ATTENDANCE:	Per Hansen	President
	Laurie Ford	Treasurer
	Joanne Lord	Vice President
	John Rose	
	Iain Braidwood	Secretary

REGRETS: None

GUESTS IN ATTENDANCE	Rusty Ker	Unit #702
	Terry Ireland	Unit #201

PROPERTY MANAGER: Kevin Green (not present)
Southview Property Management Inc.,

1. CALL TO ORDER

The meeting was called to order by the Strata Council President Mr. Per Hansen at 7:00 P.M.

2. GUEST BUSINESS

The owner of unit #702 Mr. Rusty Ker then appeared before the Council in reference to a past invoice(s), as billed to his unit, from Riser Services as detailed in December minutes. Mr. Ker thanked Council for their satisfactory attention to this matter which is now closed from Mr Ker's point of view. Council is involved in ongoing correspondence regarding insurance.

Mr. Ker then provided very detailed information, orally, regarding gas prices and consumptions of fireplaces and stove tops. This was in response to an item in December minutes where Council agreed to review the gas surcharge.

Council agreed that Fortis would be asked to review gas consumption in Chateau Comox, since the cost of gas has increased significantly since 2009. It was agreed to do a cost analysis of the surcharges, and present a possible increase to the owners at the next Annual General Meeting.

The owner of unit #201 Mr. Terry Ireland then appeared before the Council and requested an update on the status of the plumbing project. Council advised that while it appears that the project will have a surplus there are still a couple of minor issues to be resolved, before a refund to the Owners can take place.

Mr. Ireland continued and asked about hall painting. Some discussion ensued and it was agreed that council will put together a proposal for painting the interior hallways. Council understands that some owners will be asking for approval to have their individual floors painted in custom colours

3. MINUTES OF THE STRATA COUNCIL MEETING HELD ON December 12th, 2011

There being no errors or omissions it was then **Moved and Seconded** to approve the minutes of the Strata Council Meeting held December 12th 2011 as circulated. **MOTION CARRIED**

5. FINANCIAL REPORT

a. Financial Statements

The President then referenced the financial statements for the months up to and including December 31, 2011 as previously distributed.

The Treasurer and the Council then noted that they had received and reviewed the above noted financial statements and had some minor modifications that needed addressing:

b. Coding adjustments

Some recoding of expenses to various account, including elevator maintenance, insurance appraisal, sprinkler winterization in parkade.

c. Invoice to strata from Mack Kirk Roofing and Sheet Metal for \$ 879.00 Council had received an invoice dated July 2009. This was paid in December 2011. Council to contact Southview for clarification

d. The Vice President then queried an invoice for \$ 184.80 from Riser which seemed identical to one from Citywide Plumbing. Strata will investigate via Southview. Council then approved the financials for November and December.

6. REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of anticipated expenditures.

7. REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

8. BUSINESS ARISING FROM PREVIOUS MINUTES

a. Emergency Generator Servicing

The fuel tank on the emergency generator has now been topped up. Council to monitor future usage of diesel in generator.

b. Drainage

Exterior drainage on the NW corner of the building at ground level has now been completed by Inline. This project came in well under budget. Council considers

that this work will eliminate the risk of longer term trouble. Council will have gardener tidy up area in the spring.

c. Flashing on the West side of the building is in need of repair. There was a preliminary discussion and council will be looking at obtaining quotes for this work.

d. Council also discussed and reviewed a quotation from Artisan Plumbing for power auguring all the horizontal drain lines in the complex and a quote from Latham's for augering and hydro flushing of lines, sink drains from suites 201 and 202 and installation of cleanouts. Latham's quote was accepted. This work will prevent more "back ups" and is a significant and overdue piece of maintenance.

At the December meeting Council agreed that this drain line work was absolutely necessary, and should go ahead. Latham's will need parkade stalls 12, 13, 24, 25, 26 and 27 to be empty and Strata Council will advise Owners appropriately. Sumps in lower level of garage, will also be cleaned at this time.

c. Window seals will be renewed in order of priority, those units with failed seals that cannot be repaired within this year's budget will be first priority in next year's budget. Council will take advice on their responsibility for rollers for patio doors as at least one has failed.

9. CORRESPONDENCE

The Council then reviewed several items of correspondence sent to or received to the date of the meeting.

The items of correspondence made reference to plumbing, failed window seals, painting quotes, as well as other items affecting the security and general maintenance of the common property of the Strata Corporation.

10. NEW BUSINESS

a. Painting

Council then discussed quotations as contained within the agenda, and as emailed previously, from several firms, for painting of several areas and items and the front of the complex and the hallways and at the front entrance.

b. Re-piping Project

Some small deficiencies remain to be addressed, including damage to carpet on 8th. floor. Owners to be reimbursed for usage of their parking stalls. A final account of outstanding deficiencies to be cleared up.

c. Lighting on the west side of the building has now been repaired – a further electrical problem has been identified in the main panel, this will need future

attention. Council have received a quote from Static . The lighting sensor (timer) for exterior lights is in need of adjustment and this will be done.

d. Insurance Valuation/Appraisal

Council noted there has been a premium increase of \$165.00. The value of the building, for insurance, has now increased to 6.3M and this increase has triggered the premium rise.

e. Bike Inventory

As previously stated then, a bike inventory will take place and any bikes left untagged, after February 1, 2012 will be removed and disposed of.

g) Cigarette butts

Once again and with the possible arrival of warmer weather Council would like to warn all Residents that unfortunately cigarette butts are being thrown from balconies within the building, landing on balconies and also common areas below.

As this is quite unacceptable, and also a serious fire hazard, Residents are asked to ensure these practices cease immediately.

h) Parkade storage

The Council wanted to advise Residents that many inappropriate items are being stored in the underground parking areas and stalls, such as tires, boxes, carts, personal items, which are all contrary to the Bylaws of the Strata Corporation, and also the British Columbia Fire Code.

Residents are advised that to avoid fines/other action or possible costs to the Strata Corporation, all the items as noted above should be removed immediately.

i) Residents are reminded that there should be no commercial traffic through the main entrance. All trades to use parkade entrance.

j) Garbage room lock is not giving us any more trouble (as it is now fixed) but if it is broken in future council will look at changing out the lock for a less expensive one to keep down the repair cost

k) Sixth floor evacuation map to be reinstated

l) There was some general discussion regarding possible uses of the exercise room and meeting room.

m) Following some recent elevator problems then Residents are reminded that should they be stuck in the elevator then the correct response is to dial 911 or attract attention and ensure that the Fire Department is called. Council is

investigating the elevator phone as an alternative and is discussing the elevator problems with the elevator company. No attempt is to be made by residents to prise open doors or otherwise attempt to escape.

11. ADJOURNMENT

There being no further business, it was then **Moved and Seconded** to adjourn the meeting at 9:40 P.M.

The next meeting of the Strata Corporation will be March 6th 2012.

12/13/11 Prepared By: **Southview Property Management Inc.,**
#110 – 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881
E Mail Address: HYPERLINK "mailto:southview@telus.net" southview@telus.net Property
Manager: Kevin D. Green

PAGE

PAGE 1.

Please keep these minutes as a permanent record of the Strata Corporation's business. Replacement of Minutes, Rules and Regulations or Bylaws will be at the expense of the Owner.

1/2/12 Prepared By: **Southview Property Management Inc.,**
#110 – 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881
E Mail Address: HYPERLINK "mailto:southview@telus.net" southview@telus.net Property
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