

**STRATA COUNCIL MEETING MINUTES
STRATA CORPORATION LMS 280
CHATEAU COMOX**

Date: November 09, 1999

Location: Meeting Room - 1272 Comox Street

Present:	Kelly Gesner, Chair	Suite 404	Milan Klanjsek, Treasurer	Suite 502
	Pat Rose, Member	Suite 503	Steve Rosell, Member	Suite 203
	Patricia Pracher, Member	Suite 403	Aida Davis, Member	Suite 302

Property Management Company: Valerie Lindstrom (689-0909)

The meeting was called to order at 6:15 p.m.

REVIEW OF THE LAST MEETING MINUTES

Council reviewed the minutes of Strata Council meeting of August 19, 1999. After good discussion, it was moved by Steve Rosell and seconded by Pat Rose to approve the minutes of the meeting of August 19, 1999 as presented. **Motion carried.**

Council reviewed the minutes of the Strata Council meeting held after the Annual General Meeting of October 07, 1999. It was moved by Steve Rosell and seconded by Pat Rose to approve the minutes of the meeting held on October 07, 1999 as presented. **Motion carried.**

ELECTION OF STRATA COUNCIL POSITIONS FOR 1999/00 FISCAL YEAR

Council elected the following persons to the positions noted:

Kelly Gesner	Chair
Steve Rosell	Vice-Chair
Patricia Pracher	Treasurer

FINANCIAL STATEMENTS

Council reviewed the financial statements for the repair account for the month of September 1999. It was moved by Milan Klanjsek and seconded by Patricia Pracher to approve the financial statement for the September 1999 water repair account, as presented. **Motion carried.**

Council reviewed the financial statements for the general operating account for the month of August 1999. After good discussion, it was moved by Aida Davis and seconded by Milan Klanjsek to approve the financial statement for the month of August 1999, as presented. **Motion carried.**

Council reviewed the financial statement for the month of September 1999. It was moved by Steve Rosell and seconded by Milan Klanjsek to approve the financial statement for the month of September 1999 as presented. **Motion carried.**

CORRESPONDENCE

Correspondence was received from a resident regarding noise from a barking dog. Council has discussed this problem previously and requests that the property manager speak to the owner of the dog about the problem. It is noted that there is more than one individual being disturbed by the barking.

UNFINISHED BUSINESS

- a) Water Penetration Update. The property manager advised that the new gates have gone back to the manufacturer to have spring loaded hinges installed. No information is available at this time regarding the p.s.t. rebate application.
- b) Landscaping. It is noted that a resident has left a set of french doors on common property. The owner will be asked to remove the doors. Council also notes that there is a balcony with a section of glass missing. The property manager will contact the owner to arrange for a date for the replacement of the glass.

Council further requests that a quotation be obtained from On The Grow for the fall cleanup of the property. It was agreed to include the rear gardens in the clean up this year. The property manager will poll Council for approval of the quotation once it is received.

- c) Dryer Vents. The property manager advised that the vents must be cleaned from the inside of the suite. In order to provide access Council members have volunteered to hold keys for owners who are unable to be home during the scheduled times for cleaning.

It is hoped that the dryer vent cleaning can be done on November 19th & 20th.

- d) Power Washing. It was agreed that quotations for this project be obtained early in the new year. The target for power washing will be early Spring.
- e) Exercise Room. The property manager advised that she had received a telephone call from an owner who can get the furniture required for this project at excellent rates. The Council will request further information from the owner and discuss this proposal at the next meeting.
- f) Security/Blockwatch. Pat Rose reported that she and Steve Rosell attended a meeting on Blockwatch. Pat Rose will be the Captain for the project, with Steve Rosell as Co-Captain. Various items were discussed on the topic of Blockwatch.

A resident's meeting will be called (tentatively for January 26, 1999) to have a Community Blockwatch Officer give a talk about Blockwatch. Pat and Steve will be contacting various residents to get the necessary participation to have the building "qualified" and provided with signage for Blockwatch. Notices will be posted with further information.

NEW BUSINESS

- a) Window Washing. Council received a generous offer from a resident volunteering to contribute to the cost of window washing if it could be done immediately. After discussion it

was agreed that the weather is such that the windows would be dirty again after the first rainfall. Council thanks the owner for their offer and will arrange for window cleaning in the early Spring.

- b) Oil Leaks. It was reported that there are still vehicles with oil leaks in the parkade. Letters will be sent to the offending parties. If a warning has been given, fines will be charged as per the Bylaws of the Strata Corporation. The property manager will obtain quotations for the power washing of the underground parking area. Once the area has been cleaned owners can purchase Oil Mats to protect their parking stalls from vehicle leakages.
- c) Bylaws. Discussion was held on the pet bylaws that were passed in 1998. The property manager will research their files to ensure that the proper documents, included the recent changes, have been filed at Land Title Office. A report will be given at the next meeting.
- d) Annual Fire Test. The property manager provided the report for the Annual Fire Test. Council unanimously approved all necessary repairs. The report provides information on suites that were not accessed for testing. Residents are reminded that the testing of in suite safety devices are a requirement in the City of Vancouver. She further reported that some insurance companies are voiding personal insurance policies on individuals who did not allow for access to test heat and smoke detectors when a fire occurred in the building.

The Annual Fire Test is for the safety of all residents.

- e) Break-Ins. Council notes that the building has sustained further break ins to the underground parking. Please ensure that you wait for the gate to close before leaving the parkade entrance area. Do NOT let anyone into the building that you do not personally know. Report any and all suspicious activities to the police - call 911

The property manager will have the specifications prepared for the realignment of the front door, as discussed at the Annual General Meeting.

NEXT MEETING DATE

The next Strata Council meeting will be held on January 11, 2000 at 6 p.m.

ADJOURNMENT

There being no further business it was moved by Steve Rosell that the meeting be adjourned.

Meeting adjourned at 7:50 p.m.