

Minutes of the Annual General Meeting
Strata Plan LMS-280

JUNE / 2003

Held: On Tuesday, June 10, 2003 at 7:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC

Present: 17 owners in person or by proxy as per the registration sheet

Property Manager: Patricia Graham, Assertive Property Management & Real Estate Services Inc.

CALL TO ORDER, QUORUM REPORT: The meeting was called of order at 7:00 pm. The Property Manager noted that with 17 eligible voters, the quorum requirements set out in the bylaws had been met.

APPROVAL OF AGENDA: There was an amendment to the agenda. The strata council's report was added after Item #4.

PROOF OF NOTICE: The Strata Manager advised that the notice was issued in compliance with the Strata Property Act.

MINUTES: It was moved, seconded and **carried** to adopt the minutes of August 29, 2002, Annual General Meeting, as circulated.

COUNCIL'S REPORT: A copy of the report is attached to the minutes.

REPORT ON INSURANCE: A copy of the cover sheet for the strata insurance was included with the Notice of Meeting. This meets the requirements of the Strata Property Act for providing a report on insurance at the Annual General Meeting.

BUDGET APPROVAL: (June 30th Year-End)

The proposed budget was reviewed in detail with the owners.

Following discussion, it was moved, seconded and **carried** to accept the budget in the amount of \$74,525.

OWNERS PLEASE NOTE: THERE WILL BE AN INCREASE IN YOUR MONTHLY STRATA FEES EFFECTIVE JULY 1, 2003.

IF YOU ARE ON THE PAC PROGRAM, YOU NEED DO NOTHING, AS WE WILL ADJUST YOUR RATES AS OF JULY 1, 2003.

IF YOU PAY BY CHEQUE, PLEASE MAKE YOUR CHEQUE PAYABLE TO LMS-280.

YOUR 2003/2004 RATES ARE ATTACHED TO THE MINUTES.

Resolution Requiring a $\frac{3}{4}$ Vote

Be it resolved, by a resolution passed by a ¾ vote of The Owners, Strata Plan LMS-280 that the Owners, Strata Plan LMS-280 amend Rule and Regulation 5.1 registered at the Land Titles Office under registration number BR353673 by deleting "*Where all owners on a floor agree to a design of their common corridor, subject to all municipal regulations, they may do so at their own expense*".

It was moved, seconded and **carried** by more than ¾ of the votes cast to amend Rule and Regulation 5.1 to add after "*municipal regulations*" "with the written approval of the strata council which shall not be unreasonably withheld".

14 in favour 3 opposed.

With 14 in favour, 3 opposed, the resolution **as amended** was declared **passed** as it received more than ¾ of the vote's cast, in favour.

ELECTION OF THE STRATA COUNCIL:

Pursuant to the bylaws, the council members automatically retired from their positions. The following owners were nominated and declared elected by acclamation:


Adriaan de Vries	404
Patricia Pracher	403
John Rose	503
Mehdi Ghafarzadeh	802
Jim Storey	401

NEW BUSINESS:

1. **Building Priorities:** The owners discussed circulating a survey to the owners to determine what the owners would like to prioritize for strata projects including security concerns and lobby/hallway improvements. An owner also advised that the exterior painting project has not been completed, the caulking on the side gate is not working, the garbage room is rusted and then enumerated other potential overall improvements in the building.
2. **Building Security:** The building security was also discussed. The strata council is presently investigating security programs and other options. Once this information is received, the building owners will be advised and/or consulted as to what they would consider appropriate for building security.

Termination:

There being no further business, the meeting terminated at 8:30 pm. The next council meeting will be held on **Tuesday, July 22, 2003** at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.


Patricia Graham
Property Manager
Direct Line 604-253-5222

LMS-280, Chateau Comox
Final Strata Fees (July 1, 2003 to June 30, 2004)

Suite #	Strata Lot #	Unit Entitlement	Contribution to Operating Fund	Contribution to Reserve Funds	Total Fees
201	1	67	190.55	19.18	209.73
202	2	75	213.30	21.47	234.77
203	3	79	224.67	22.62	247.29
204	4	70	199.08	20.04	219.12
301	5	67	190.55	19.18	209.73
302	6	75	213.30	21.47	234.77
303	7	79	224.67	22.62	247.29
304	8	70	199.08	20.04	219.12
401	9	67	190.55	19.18	209.73
402	10	75	213.30	21.47	234.77
403	11	79	224.67	22.62	247.29
404	12	70	199.08	20.04	219.12
501	13	142	403.85	40.65	444.50
502	14	79	224.67	22.62	247.29
503	15	70	199.08	20.04	219.12
601	16	142	403.85	40.65	444.50
602	17	149	423.75	42.66	466.41
701	18	134	381.09	38.36	419.45
702	19	141	401.00	40.37	441.37
801	20	117	332.75	33.50	366.25
802	21	125	355.50	35.79	391.29
Monthly Totals			5,608.34	564.57	6,172.91
			X 12	X 12	X 12
Totals		1972	67,300	6,775	74,075
Total Strata Fees					74,075
Subtract Contribution to the Contingency Reserve					6,775
Contribution to the Operating Fund					67,300

Chateau Comox – LMS 280
1272 Comox Street

Council Report for 2002/3

At last year's Annual General Meeting, you elected six owners to the Strata Council for the year 2002/3. One of those, Rusty Ker, resigned after the AGM, and the council carried out its duties with the five remaining elected members.

Soon after the last Annual General Meeting, our Property Management firm, Barker Ross, resigned. The Council reviewed the research done into property management companies by the previous year's Council and elected to engage Assertive Property Management & Real Estate Services Inc with Patricia Graham at the helm. A contract was signed containing a clearer clause than in the previous contract that the Strata had, regarding possible future termination of the contract for due cause. Assertive began to work with us on November 1, 2002.

As you know the building is now about 11 years old and much of the work now is of a maintenance, replacement or upgrade nature. A few of the major items in addition to regular maintenance were the replacement of one of the hot water tanks at a cost of ~\$5000, the replacement of all the outdoor light fixtures – both wall fixtures and the pole lights, and we decided to contract out the gardening to the lowest bidder – Northwest Gardening: the firm that also does the building to the east of us.

We undertook a survey of all the windows with broken seals in the units in the building and estimates are being sought to cost the replacement. Owners will have the option of joining in with this project or looking after their windows individually.

Throughout the year, building security has been an ongoing concern and agenda item. The recent spate of break-ins has again raised the urgency of upgrading security and the 2002/3 Council recommends this as a priority for the incoming Council. There is never a sign of forced entry to the building and a committee of the Council is exploring ways to address this including membership in an organization of Building Supers headed by a former Police Officer to address this ubiquitous urban concern. A timer on the Enterphone [for entry to the Postal Person] is being investigated and a key/lock system that is more difficult to breach will be installed. Trees and shrubs on the sides of the building have been trimmed way back to discourage people from using those areas and gravel that is noisy and uncomfortable to walk on under the trimmed trees on the east side is being considered. Northwest Gardening is looking for mature *Pyrocantha* shrubs [4-6ft.] to discourage non residents from walking between the buildings from the alley to the street on the west side. They will also trim the Rhodos once the blooming season is past. Lighting has been addressed. Drug using activity is still being observed around the building.

Ray Peterson, a security co-ordinator, with the Granville Community Policing Office has agreed to do a seminar for us as well as a building walkaround and assessment. We have established a cooperative liaison with the super of the building to the west of us regarding non-resident activity and informing each other of actions taken. Initial dialogue with Thyssen Elevator and Chubb Security gives us the recommendation that the most secure building access is a cardlock system for all entry points and the elevator. This will likely cost upwards of \$15000. Chubb has also agreed to do a walkaround and assessment of the building

Owners and residents are reminded that vigilance and awareness is the first line of security. The security problem is a frustrating one with no easy solutions. Yet it affects us all both at the level of property damage and the violation of our feelings of safety and security

Lobby improvements are being explored and Shirley P. of unit 502 [recently sold] worked up several options for the Council at no cost to the Strata. Her concepts ranged from \$10 –20,000 in estimated cost. It has also been suggested that the lobby upgrade could be done for much less if we replace only the carpet and add some furniture such as a bench for the newspapers and flyers, a secured sofa, some wall hangings/pictures and possibly a few plants.

In light of the approach of the Annual General Meeting and the resurfacing of the security issue, it was decided that no action would be taken on the lobby until the owners' priorities could be gauged at this meeting

Thanks to all the Council members who worked throughout the year and freely gave of their time to the Strata as needed.

Respectfully submitted.



NB Please note that this report is for less than the normal full year of operation as we have moved the Annual General Meeting to the month before the end of the fiscal year [June 30] rather than several months into the new fiscal year as we did in the past. This is so that all spending is approved in the budget before we actually start spending it.