

LMS - 280 CHATEAU COMOX

702.

MINUTES OF A STRATA COUNCIL MEETING

HELD: On Wednesday, March 29, 2006 at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver B.C.

PRESENT:	John Rose	503	President
	Adriaan de Vries	404	Treasurer
	Stan Bennett	801	
	Dean Collingridge	202	<i>from 6:30 onward</i>
GUESTS:	Hella Bennett	801	<i>until 7:20 p.m.</i>
	Rusty Kerr	702	<i>until 7:20 p.m.</i>
	Pat Francis	401	<i>until 7:20 p.m.</i>
	Aida Davis	302	<i>until 7:20 p.m.</i>

PROPERTY MANAGER: Jim Allison, Assertive Property Management.

The meeting was called to order at 6:00 pm

MINUTES:

It was moved, seconded, and **carried** to adopt the minutes of the January 30, 2006 council meeting as circulated.

FINANCIAL REPORT:

- 1. Monthly Statement:** It was moved, seconded and **carried** to approve the January and February, 2006 financial statements as presented.
- 2. Financial Status:** At the end of February, 2006 the financial status of the strata after eight (8) months is as follows:

Total Cash Balance	\$26,702.23	(including Contingency Reserve Fund balance)
CRF Balance	\$10,705.87	

An owner may request a copy of the monthly financial statement by calling the management company during regular business hours Monday to Friday 9:00 a.m. to 4:00 p.m.

BUSINESS ARISING:

- 1. Lobby & Elevator Renovations:** Council reviewed some information with respect to the lobby and elevator renovations. Following their discussions it was moved, seconded and **carried** to negotiate with Thyssen to bring conclusion to the elevator refinishing challenges, subject to the approval of the owners.

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Discussions continued wherein council agreed that the lobby should be finished by replacing the carpet with carpeting capable of handling high traffic, and painting. It was agreed that if necessary an outside consultant should be asked to assist.

Following further discussion it was moved, seconded and **carried** that Dean Collingridge is to replace the lobby carpets with carpets chosen by the strata council, and that the lobby is to be painted and other cost efficient solutions to the challenges are to be considered including, if necessary, the retention of an interior designer.

Dean Collingridge joined the meeting at this time. (6:30 p.m.)

Dean was updated on the discussions thus far by council and noted that he had been trying to negotiate with Thyssen and others to find a cost efficient remedy to the elevator challenges.

Dean advised that he would be responsible for replacing the lobby carpet with the same carpet or one of councils choosing up to \$1,000. Anything over the original \$1,000 hold back would be paid by the building.

Council agreed that once a financial summary has been completed and the options on how to proceed have been finalized, a general meeting to gain the approval of the owners will be called.

2. Maintenance Report: Council was advised of the following:

- The fuel supply for the emergency generator has been replenished.
- Executive Air advised there is a part wearing out in the upper mechanical room that they are monitoring. They advise there is nothing that needs to be done at this time. They estimate the cost to replace this will be around \$500.
- A meeting is being arranged with Paul Donovan to discuss what needs to be done on the scuppers.

3. Window Cleaning: The property manager will meet with John Rose and then Ace Window Cleaning to discuss the scope of work for the window cleaning and the power washing of some areas of the building, walkways and planters.

4. Roof Deck: The property manager provided council further information on the roof deck as requested at the last council meeting. Following discussion council agreed that a general meeting is to be called to consider resolutions regarding the roof deck and the wording of the Rules Section of the bylaws package.

5. Fire Test: The fire test was completed. Thanks to everyone for your co-operation. A deficiency report is awaited.

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CORRESPONDENCE:

Owners are encouraged to write to the Strata Council on any strata matters. Letters should be sent to the management company so that they can be included on the agenda for the next council meeting. Please note that while the names and addresses of those writing are not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act.

1. Tiles: The owner of 401 wrote to request permission to install tile on the balcony of her unit. The owner provided a sample of the tile for council to consider. It was moved, seconded and carried to approve the tile with the understanding that the strata was not responsible in any way for any future repair and maintenance for the tile floor.

NEW BUSINESS:

There was no new business.

IN CAMERA

The property manager noted that the strata council was to consider letters regarding bylaw violations and noted that it would be best if this was done in camera. Council agreed and therefore the guests left the meeting at this time. (7:20 p.m.)

Council reviewed correspondence regarding one unit and directed the property manager what action to take to resolve this matter.

TERMINATION:

The meeting terminated at 8:05 p.m. The date of the next council meeting will be set following the Special General Meeting.

Respectfully submitted,



Jim Allison
Property Manager LMS 280
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