

# **LMS – 280 CHATEAU COMOX**

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## **MINUTES OF A COUNCIL MEETING**

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**HELD:** On Thursday, March 15, 2007 at 5:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, B.C.

<b>PRESENT:</b>	Aida Davis	302	President
	Hella Bennett	801	
	Gail Balaski	802	Vice President
<b>REGRETS:</b>	Josey Fisher	301	
	Sandy St. Amand	204	
	Jim Allison		Assertive Property Management
<b>GUEST:</b>	John Rose		

The meeting was called to order at 5:00 p.m.

### **APPROVAL OF THE AGENDA:**

The draft agenda prepared by the President was approved for use at the meeting.

**MINUTES:** Corrections to the minutes were noted as follows: the decision by Council to have the roof inspected was added to the record. Also, the recorded Management Contract Report by the Assertive Property Manager contains information (Modified Financial Management type contract) that was not mentioned at the meeting. It was moved and seconded and carried to approve the minutes of the January 18, 2007 council meeting as amended.

**PRESIDENT'S REPORT:** The President's Report is attached.

**FINANCIAL REPORT:** Council has not received the financial report for February.

### **BUSINESS ARISING:**

**1. Renovations:** Council expressed concern about the lack of written confirmation prior to payment in full of the outstanding work in the hallway of the 6<sup>th</sup> floor and the painting of the utility room floors plus a small section of lobby wall. Council

will follow up on this matter with the property manager. Council contacted Sunwest Carpets and they will send out a representative to check the sixth floor carpet.

- 2. Re-Keying:** Council noted that the outcome of the meeting by the Property Manager and Action Lock was still outstanding. It was agreed that unless any favorable information is obtained from the Property Manager about Action Lock, Council elects to use a different lock and security company.
- 3. CHOABC:** Council reported that Chateau Comox is now a registered member of the Condominium Home Owners' Association of B.C.
- 4. Security:** It was advised that there had not been any contact with the gardeners about planting blackberry bushes at the sides of the building. Council will follow up on that.

Council received a report that a resident's bicycle has been stolen from the parkade and a second bicycle was vandalized. **Residents are reminded to not let strangers enter from the back door or through the parkade gate. When opening the gate owners should keep an eye on it until it is fully closed.**

- 5. Canada Waterproofing:** It was reported that the window water seepage problem in unit 302 has been satisfactorily addressed. There is no more rainwater seeping through the weep holes. The property manager will follow up on repairs of the remaining windows that have a water seepage problem.
- 6. Recycling Bins:** **Residents are encouraged to follow the instructions on the bins or in the recycling brochure that was distributed to all residents a few weeks ago.**
- 7. Window Replacements:** Results of the window survey show that there are 5 large window panes and 7 small ones that have broken seals and require replacement. This information was sent to the Property Manager upon completion of the survey last month. The next step is to obtain cost estimates.

- 8. Rusty water overflow in parkade:** Council contacted Active Fire and Safety. Their representative identified and corrected the problem of an open valve in the fire sprinkler room which resulted from incorrect procedures during renovations. Attempts are being made to remove the rust stains on P3 of the parkade.
- 9. Planning Priorities Survey:** The storage locker project is on halt due to the City of Vancouver Building Department denying Council's request to use the meeting room for storage. Council will review the next steps.
- 10. Property Management Contract:** The options outlined by the Property Manager at the January meeting were not the final options for Council to consider. Council will request clarification in writing of time frame and options.

#### **CORRESPONDENCE:**

Owners are encouraged to write the Strata Council on any strata matters. Letters should be sent to the management company (with copies to the Council President if urgent) 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 may not be disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act.

**Renovations:** An owner wrote requesting permission to share a gas line with another gas user on the same floor of the building in order to accommodate a gas cook stove. The owner also requested that Council give permission to bring a garbage bin into the parkade for discarded building materials. The garbage bin would be placed in the parking stalls belonging to the owner for the duration of the renovations.

Council agreed to sharing of the gas line and use of the garbage bin pending further consultation with the Condominium Home Owners' Association. After consultation a letter will be sent to the owner outlining any conditions or requirements for approval.