

09/17/07 Prepared By: Southview Property Management Inc.,
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Property Manager: Brian Slater

**MINUTES OF THE STRATA COUNCIL MEETING
Of Strata Plan LMS 280, Chateau Comox
Held on Thursday August 16, 2007 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B.C.**

Present: Hella Bennett Josie Fisher Kevin Wice
Property Manager Brian Slater Southview Property Management, Inc.

Regrets: Gail Balaski Bruce McDonald

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. COUNCIL POSITIONS

The newly elected Strata Council Members appointed the following members to Council Executives.

Kevin Wice **President** Gail Balaski **Vice-President** Bruce McDonald **Treasurer**

3. ADOPTION OF PREVIOUS MINUTES

It was **Moved/Seconded** to adopt the minutes of the June 28, 2007 Council Meeting as circulated.
Carried

4. FINANCIAL REPORTS

The Financial Statements for June were reviewed by Council and found to be in order.

It was then **Moved/Seconded** to adopt the Financial Statement for the month of June 2007 as circulated.
Carried

No accounts receivable report was available for review.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

5.1 Hallway Lighting

Our intended hallway lighting and energy consumption audit was not available for consideration.

5.2 Building Envelope

Council continued the discussion regarding the water ingress problems on the north and south interior flagpole face of the building, a quote from Morrison Hersfield was reviewed and based on the vagueness of the quote regarding an exact cost i.e. – time and material, Council requested that we follow up with Morrison Hersfield as soon as possible and determine exactly what the initial inspection costs are and obtain a comparative quote from Spratt Emanuel and then proceed to make the necessary follow-up with Council Members in order to proceed with the inspection review as soon as possible. Spratt Emanuel is the engineer contractor that oversaw the original rain screening application of the building exterior several years ago.

5.3 Roof Inspection

Council received a proposal for completing a roof inspection audit. However based on the nature of the anticipated building envelope review being considered, Council agreed to find out if the report of Item 5.2 would expand to investigate the current roofing concerns. If this is the case the roofing inspection will be handled by either Morrison Hersfield or Spratt Emanuel, if not, Council will be advised and make a decision based on the quotes submitted for proceeding with our roofing inspection.

Please keep these minutes as a permanent record of the strata corporation's business. Replacement of minutes, bylaws or rules and regulations will be at the owner's expense.

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5.4 Window Seal Replacement

Quotes have been received and were considered, based on the expense and the requirement of raising the necessary funding, Council has deferred further consideration until the building and roofing reports are available for funding consideration. Once the three items have been obtained and considered by Council, owners will be notified. Council has requested that prior to considering window replacements that the following questions be answered:

- For a 99" window, is a building code requirement that the window have tempered glass?
- What is the building code requirement for 'mm' thickness of glass on our intended window replacements?

6. **CORRESPONDENCE**

Council received a letter from an owner asking that the July 26, 2007 Annual General Meeting Minutes be amended due to an error in the reporting of Resolution # 2 – Moving Procedures Rules and Renovation Procedure. Based on the Council review it was agreed that the July 26, 2007 AGM Minutes should be amended as requested. An amended copy will be mailed to owners.

STRATA CORRESPONDENCE and MAINTENANCE ITEMS

All strata correspondence and maintenance items must be provided to the Strata Manager.

7. **NEW BUSINESS**

7.1 Annual Fire Inspection

Council has authorized approval of allowing Active Fire to complete our 2007 Annual inspection. Our inspection is set for Wednesday September 26, 2007. **Please see attached notice.**

7.2 Insurance Appraised Value

Based on the transfer of Property Management Companies, Council has requested that Southview verify that the current insured value of the building has been increased and accurately reflects a current insurance appraised value.

7.3 Garage Gate

Council agreed that a drain pan and hose clamps are to be adjusted on the parkade gate. Council also asked for consideration of applying 'lexan' to the parkade gate for security. This request will be obtained and presented to Council.

8. **Next Council Meeting Date & Adjournment**

There being no further business, the meeting adjourned at 9:05 P.M. The next Council meeting will be held **Thursday October 4, 2007**.

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