

10/12/07 Prepared By: Southview Property Management Inc.,
#110 – 7580 River Road, Richmond, B.C., V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881
Property Manager: Brian Slater

**MINUTES OF THE STRATA COUNCIL MEETING
Of Strata Plan LMS 280, Chateau Comox
Held on Thursday October 4, 2007 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present: Kevin Wice President
Gail Balaski Vice-President
Bruce McDonald Treasurer
Hella Bennett

Property Manager Brian Slater Southview Property Management, Inc.

Guest: John Rose
Regrets: Josie Fisher

1. CALL TO ORDER

Council President, Kevin Wice called the meeting to order at 7:00 p.m.

It was **Moved/Seconded** that any owner/guest wishing to have any Strata Corporation matter discussed must inform Council seven days in advance of a given upcoming Council Meeting, if they should wish to present or discuss any issue in an upcoming meeting. The guest will be granted five minutes to speak at the beginning of the meeting to do this. During the rest of the meeting the guest is permitted to be an observer. **Carried**

The preferred method of an owner/guest request to the Strata Council is by e-mail.
southview@telus.net

2. ADOPTION OF PREVIOUS MINUTES

It was **Moved/Seconded** to adopt the minutes of the August 16, 2007 Council Meeting as circulated. **Carried**

3. FINANCIAL REPORTS

No financial statements were available for review.
No accounts receivable report was available for review.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 Hallway Lighting

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

4.2 Building Envelope and Roof Inspection

Council continued the discussion regarding the water ingress problems on the north and south interior flagpole face of the building. Council has authorized Spratt Emanuel to proceed with the necessary inspection review as quoted. In addition Council has requested Spratt Emanuel to add the roof inspection to their review.

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.

4.3 Window and Dryer Vent Cleaning

Based on the quotes received, Council has authorized International Building Maintenance to complete our annual window cleaning. Council has further requested that IBM be asked to provide pricing for consideration of dryer, kitchen and bathroom vent cleaning and any necessary repairs of these vents; i.e. – broken vent flaps. Pricing will be obtained and Council will consider this maintenance in addition to the window cleaning. If we go ahead, vents will be cleaned in unison with the window cleaning. Information notices will be posted at a later date.

4.4 Garage Gate

Our garage gate security metal does not need to be replaced, Council has decided that we will be painting the existing metal. Quotes will be obtained and submitted for consideration.

5. CORRESPONDENCE

No items of correspondence were received.

STRATA CORRESPONDENCE and MAINTENANCE ITEMS

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

Halloween – Residents are reminded that Chateau Comox will be having their annual candy donation program for this years' Halloween. Residents provide a candy donation and a committee will be meeting all trick or treaters at the main front door for Chateau Comox residents treats. A notice and receiving box will be placed in the main lobby a few days in advance of Halloween.

Christmas Party – an appetizer/potluck dinner is being planned and organized by Council. More details will be posted on the bulletin board. We are setting **Friday December 7, 2007** aside for this years' celebration. We will be decorating the lobby as well.

PARKING

Council has asked for the minutes to notify all residents that some people have been abusing parking in the back alley of the building. Residents are reminded that this area is not be used as a second parking stall.

6. NEW BUSINESS

6.1 Capital Plan

A capital plan was presented for consideration by Council, which illustrates capital items such as hot water tanks, building exterior painting, elevator replacement/upgrades and other main building components. The capital plan lays out the capital item and expands to show life expectancy of the component as well as replacement budget cost. The plan also allows for budgeting contributions to the strata's Contingency Reserve Fund over the capital expenditure forecast. The capital plan will be gone through by Council to allow an in depth review of the capital items applicable to our building. Once we have gathered these explicit details, we will be obtaining industry budget forecasts and presenting our 2007 capital plan to owners at the next Annual General Meeting.

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6.2 Pest Control

Council has requested quotations for administering bird control for the rooftop of the building. Proposals will be obtained and submitted to Council.

7. Next Council Meeting Date & Adjournment

There being no further business, the meeting adjourned at 8:35 P.M. The next Council Meeting will be held **Thursday November 8, 2007**.

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