

MINUTES OF THE STRATA COUNCIL MEETING
Of Strata Plan LMS 280, Chateau Comox
Held on Tuesday July 7, 2009 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.

Present: Kevin Wice President
Judy McVeigh Vice-President
Ken Hogan Treasurer
Pat Francis
Bruce McDonald

Strata Manager Brian Slater Southview Property Management, Inc.

Guest: John Rose

Absent: Gail Balaski Ray Leclair Bruce McDonald

1. CALL TO ORDER

Council President, Kevin Wice called the meeting to order at 7:05 p.m.

2. ADOPTION OF PREVIOUS MINUTES

It was **Moved** (K. Wice)/**Seconded** (P. Francis) to adopt the minutes of the May 11, 2009 Council Meeting as circulated. **Carried**

3. FINANCIAL REPORTS

The Treasurer, Ken Hogan reported that he had reviewed the Financial Statements for April and May 2009 and found them to be in order.

It was then **Moved** (K. Hogan)/**Seconded** (P. Francis) to adopt the Financial Statements for the months of April and May 2009 as circulated. **Carried**

The Strata Manager provided Council with an Accounts Receivable Report as of July 7, 2009 advising that all owners are current with their strata fees.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 Window Seal Replacement

Extreme Glass has been progressing with replacement of the failed window seals. There have been a few concerns regarding the work ethic approach by the contractor regarding proper notice and communication. Council directed the Strata Manager to speak to the contractor regarding these concerns; we hope to have the project completed by mid-July.

4.2 Building Envelope

The Strata Corporation is working with Spratt Emanuel and Ocean West Construction on completing the project deficiencies. We are hoping to have everything completed by July 31.

4.3 Roofing

Our roof project is complete and the 10% lien holdback is due to be released shortly.

4.4 Bike Racks

The material regarding obtaining and installing bike racks was not available for review. Regarding this subject, it was suggested that a study be commenced of the possibility of turning some of the area in the janitorial area into bike storage. This will be investigated and presented for further consideration to owners.

5. CORRESPONDENCE

PARKING STALL - STORAGE

We want to take this opportunity to notify all owners now that the major project is complete, we want to ask all owners to please remove all authorized items from your parking stall by Saturday August 15, 2009. Thank you in advance for your cooperation in this matter.

No items of correspondence were received.

6. NEW BUSINESS

6.1 Strata Lot Renovations

Based on strata lot renovations at 'Chateau Comox' Council has agreed to begin to formulate a renovation plan to advise all owners present and future about general renovation procedures such as using the elevator, placement of renovation items, contractor parking and other general items affecting owners. More material will be discussed with owners at a later date.

6.2 Summer Clean-up

Council discussed general Summer cleaning of several common areas, it was agreed that we would look at minor paint touch-ups, carpet cleaning and other general miscellaneous items in the near future. Council also agreed to have the lobby tiles cleaned and sealed.

6.3 Stairwell Enclosures

Council reviewed one option for enclosing the upper open roof area above the glass walls of the East and West stairwells; the first proposal was quoted at approximately \$10,000. Council agreed that this seemed an excessive cost for this item. Council decided to table this until a new Council is formed after the AGM for further consideration.

7. Next Council Meeting Date & Adjournment

There being no further business, the meeting adjourned at 8:25 P.M. The next meeting will be the Annual General Meeting scheduled for **Thursday August 6, 2009**

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