

**MINUTES OF THE STRATA COUNCIL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX
Held on Thursday March 4, 2010 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present: Terry Ireland President
Pat Francis Vice-President
Bruce MacDonald Treasurer
Kevin Wice
Joanne Lord
Gail Balaski

Absent: Patricia Pracher

Guests: John Rose
Rusty Ker (arrived at 7:07 P.M.)

1. CALL TO ORDER

The meeting was called to order at 7:02 P.M.

2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETING

It was **Moved** (G. Balaski) and **Seconded** (P. Francis) to adopt the minutes of the Strata Council Meeting held on February 18, 2010, as previously distributed.

Yes = 6 No = 0 **Motion Carried**

3. FINANCIAL REPORT

There was a review of the CRF reconciliation led by Kevin Wice. B. MacDonald is to contact the Property Manager for the current (March 5th) cash balance of the operating account. After a discussion it was **Moved** (B. MacDonald) and **Seconded** (K. Wice) to accept the January 2010 financial statements as distributed.

Yes = 6 No = 0 **Motion Carried**

4. BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 Fire Department Deficiencies:

T. Ireland reviewed the status of the two-pronged strategy for dealing with the required unlocked crossover floors:

1. Seek an "Alternative Solution Proposal and Acceptance of Existing Conditions with Mitigating Features" ("**Alternative**") from the City of Vancouver, and
2. Improve security at the two ground level outdoor exits and create unlocked crossover floors.

Council agreed to abandon the "Alternative" strategy due to cost and the low probability of not being approved by the City of Vancouver.

Council agreed to recommend to the owners a strategy to improve security by enclosing the open-air foyers with steel posts and metal awning-like design thus preventing possible intruders

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from climbing over the glass block wall. K. Wice to contact the contractor to provide additional patterns for the metal awning-like material.

The fire deficiency solution recommendation for unlocked crossover floors will be taken to the owners at a Special General Meeting in April.

4.2 Sheet Metal Repairs

P. Francis reported one quote has been received to deal with repairs to the gate on the roof leading to the elevator room and the garbage enclosure. P. Francis to contact the Property Manager to obtain additional quotes.

4.3 Vent & Duct Cleaning:

The Property Manager is to provide the original quotes (from the previous Property Manager) or obtain new quotes for Council's review.

4.4 Exterior Light Replacement:

J. Lord reported the search continues for light fixtures to replace the aging and rusting opaque globes at the front entrance. J. Lord to provide a recommendation for replacement fixtures at the next Council Meeting.

4.5 Garage Door Opener Replacement:

Many of the current garage door openers have been lost or their serial numbers have been worn off (the serial number is used to activate/manage the opener in the garage door control system). In order to maintain and improve security at the garage entrance, Council is considering replacement of the current garage door openers. To replace all the openers requires 28 new openers. A few residents have recently received new openers from the inventory held at Southview; there are nine (9) openers in the inventory; leaving an additional 15 – 18 openers required at an estimated cost of \$500 to complete the replacement program. Council has put this initiative on hold pending financial prioritization.

4.6 Underground Parking Clutter:

During the Envelope Project, the Bylaw restrictions were eased by Council to permit residents to store items other than bicycles temporarily in their parking stall. Once the Envelope Project was completed stored items other than bicycles were to be removed from the parking level. There continues to be material stored in contravention of the Bylaws (Bylaw 10.1) in four parking stalls. It was **Moved** (P. Francis) and **Seconded** (J. Lord) to direct the Property Manager to issue warning letters to the four residents.

Yes = 6 No = 0 **Motion Carried**

5. COMMITTEE REPORTS

5.1 Garden Committee:

J. Lord reported the work has begun for the spring cleanup of the garden. The committee is planning for perennials and summer flowers to be planted in the near future. The new landscaping firm is performing satisfactorily.

6. CORRESPONDENCE

There was no correspondence.

7. NEW BUSINESS**Special General Meeting (SGM) of the Owners:**

It was agreed there would be a Special General Meeting of the owners to review and approve two resolutions:

1. to deal with the crossover floor fire escape deficiency, and
2. to deal with the Contingency Reserve Fund (CRF) deficiency.

The meeting will be held on Tuesday April 6, 2010 at 7:00 p.m. in the Chateau Comox meeting room. Notices and materials will be distributed to the owners shortly.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:35 p.m. The next Strata Council meeting will be held on **April 6, 2010 after the SGM meeting.**

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