

**MINUTES OF THE COUNCIL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX
Held on Tuesday June 8, 2010 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present:	Terry Ireland	President
	Pat Francis	Vice-President
	Patricia Pracher	
	Joanne Lord	
	Gail Balaski	
Absent:	Bruce MacDonald	Treasurer
	Kevin Wice	
Guests:	John Rose	
	Rusty Ker	

1. CALL TO ORDER

The meeting was called to order at 7:00 P.M.

2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETING

It was **Moved** and **Seconded** to adopt the minutes of the Strata Council Meeting held on May 4, 2010, as previously distributed.

Yes = 5 No = 0 **Motion Carried**

3. FINANCIAL REPORT

There was a review of the March and April financial statements. The Property Manager was directed to:

- recode a number of entries to correct accounts;
- contact an owner regarding payment of Meeting Room rental fees; and,
- ensure funds are moved from the operating accounts to the CRF accounts.

After a discussion it was **Moved** and **Seconded** to accept the March and April 2010 financial statements as distributed.

Yes = 5 No = 0 **Motion Carried**

The Special Levy Arrears report was reviewed and discussed. It was **Moved** and **Seconded** to have the Property Manager notify owners that are in arrears and to levy fines in accordance with the Bylaws if special levies are not paid by June 30, 2010.

Yes = 5 No = 0 **Motion Carried**

4. BUSINESS ARISING FROM PREVIOUS MINUTES

Proposed 2010/11 Budget:

Council reviewed the current and proposed operating account transactions in detail and agreed on a strategy for the upcoming budget. T. Ireland is to prepare the final draft of the proposed budget for Council's 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.

The remaining Envelope project shortfall was discussed and alternatives to deal with the shortfall were identified. The alternatives will be brought forward at the AGM on August 31, 2010 for owners' review and approval.

Spring Walkabout

T. Ireland, J. Lord and J. Rose performed the Spring Walkabout the property identifying deficiencies and improvements for Council's consideration. Some of the items identified are to be included in the 2010/11 budget.

5. COMMITTEE REPORTS

Garden Committee

J. Lord and G. Balaski reported a new gardener has been hired and to-date the new gardener's work has been satisfactory. The Committee continues to improve the gardens with the planting of new annuals.

Welcome Committee

No report.

CCEES Project (Exterior Exit Security)

T. Ireland reported that Omicron has commenced the work to install the security enclosures in the exterior foyers in order to enable Chateau Comox to comply with the City of Vancouver Bylaw deficiency identified by the Fire Department. The contractor has installed part of the support framework and is now fabricating the enclosures off-site. It is expected the job will be finished in approximately two weeks. Cleaning and painting of the external foyers will be done as part of the project.

6. CORRESPONDENCE

- Council directed the Property Manager to follow-up on previously agreed-to window replacement in Suite 503 and to include a new window replacement request from Suite 403. Replacement costs for both windows are at the owners' expense.
- Council approved a request from Suite 702 to replace their patio tiles at their own expense.

7. NEW BUSINESS

Fire Exit Cross-over Floor

When work is completed on the exterior security enclosures, Chateau Comox will have to comply with the identified City of Vancouver Bylaw cross over floor deficiency. Council reviewed the requirements of the City of Vancouver Bylaws and the comments from the Fire Department. After a considered discussion the Council then directed the Property Manager to notify the owners/residents of the cross over floor of the expected timing of unlocking of the exit doors. Further, the Property Manager is to arrange for signage to be installed for the fire exit cross over doors as required by the City of Vancouver.

Nuisance Birds

Some residents have noticed an increase in the number of pigeons and other birds on balconies. Council investigated pest control options and determined the most reasonable course of action is for affected residents to install their own 'mock owls' or wind twirlers to discourage birds from landing on balcony railings.

Key Management

There have been requests by owners and contractors for access keys. Council directed the Property Manager to acquire five additional spare keys (front entrance and the "X" key). The new recipients of Chateau Comox keys are to be entered into the key log maintained by Southview.

Garbage Disposal

Council reviewed a number of matters with respect to garbage disposal and waste on the property:

- The garbage bin has two broken wheels that have been attributed by the disposal company to the curb between the garbage enclosure and the laneway. The curb has been present for at least 10 years and the disposal company has not been responsive to repairing or replacing the garbage bin. Council directed the Property Manager to determine whether the Agreement with Superior Disposal can be terminated and if so, to hire a new garbage disposal company.
- A letter is to be sent to residents reminding them of the recycling program requirements, leaving refuse on the common property and the Bylaw regarding throwing of items from balconies (e.g., cigarette butts).

Power Washer

G. Balaski presented a low-priced power washer for Council's consideration as a common resource for the residents and owners. Use of the power washer along with owner 'sweat equity' will lower the cost of ongoing minor clean up of the property. Council agreed to purchase the power washer.

Carpet Cleaning & Garage Power-washing

The hallway carpets are in need of cleaning, as is the garage. Council directed the Property Manager to hire a single contactor that can perform both services. The carpet cleaning and power washing is to be scheduled for July. Residents will be notified of the timing of the garage cleaning so as to be able to remove their cars and bicycles from the garage area during the cleaning. *Note: due the size of the job to power wash the garage, use of the above noted power washer is not practical.*

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 P.M. The next Strata Council Meeting will be held on **July 8, 2010**.