

**MINUTES OF THE STRATA COUNCIL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX
Held on Wednesday, January 5, 2011 at 7:00 P.M.
Common Room 1272 Comox Street, Vancouver, B. C.**

Present: Terry Ireland President
Joanne Lord Vice-President
John Rose
Zeljko Karlica

Kevin Green Property Manager, Southview

Absent: Iain Braidwood Treasurer

Guests: Judy McVeigh (left at 7:15)

1. CALL TO ORDER

The meeting was called to order at 6:55 P.M.

2. HEARING - CLOSED

There was a Hearing held at the request of Ms. McVeigh with respect to fines levied to her account. Ms. McVeigh presented her perspective of the circumstances surrounding the fines. Ms. McVeigh then left the meeting. Council discussed the matter and voted on an amount agreeable to Council. Council directed the Property Manager to adjust the fines accordingly and to notify Ms. McVeigh of Council's decision. The matter is now closed.

3. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETING

It was **Moved** and **Seconded** to adopt the minutes of the Strata Council Meeting held on October 12, 2010, as previously distributed.

Yes = 4 No = 0 **Motion Carried**

There was no Council Meeting as previously planned for December.

4. FINANCIAL REPORT

There was a review of the financial statements for the months of September, October and November 2010. A number of adjustments were discussed and provided to the Property Manager to include in the next financials. There being no further discussion it was **Moved** and **Seconded** to accept the September 2010, October 2010 and November 2010 financial statements as distributed.

Yes = 4 No = 0 **Motion Carried**

5. BUSINESS ARISING FROM PREVIOUS MINUTES

Fire Inspection Deficiency Project:

The last activity, which was to convert the 6th floor common hallway elevator call buttons to keyed access rather than simple push-buttons, thus providing additional security to the other floors should an intruder gain access to the 6th floor, has been completed.

As previously reported, the project is forecast to be under budget and a refund will be issued to the owners once all invoices have been received and processed. To this end, the Property Manager is to follow up with ThyssenKrupp Elevator as to the status of their invoice.

Envelope Warranty Inspection:

Spratt Emanuel performed the inspection of the building envelope work completed in 2009 and submitted a report of their observations and recommendations. The report was favourable, however, there are six recommendations that should be dealt with. The Property Manager is to contact Ocean West Construction Ltd. to have them deal with those items. The warranty company (National Home Warranty) is to be copied on all correspondence.

Maintenance Work:

Electrical Repairs: The required electrical repairs in the garage were completed.

Window Cleaning: The window cleaning was completed.

6. COMMITTEE REPORTS

Garden Committee:

No report required.

7. CORRESPONDENCE

- Correspondence requesting a Hearing was received from the owner of Strata Lot 17 (Suite 602).

8. NEW BUSINESS

Garage Door Openers

An inventory of the garage door opener transmitters is underway. A number of owners have already replied to the request for the serial numbers of their transmitters. J. Lord will complete the inventory by going door to door. For those transmitters where the serial number is unreadable, J. Lord will try to locate the serial number by opening the unit itself (normally there is a duplicate serial number tag inside the transmitter).

The Property Manager was directed to contact Action Lock to provide estimates for:

1. resetting the existing system with transmitters listed in the inventory and providing new transmitters for those that are unusable, and
2. providing new transmitters and setting up the existing system with new transmitters, and
3. providing new transmitters and an upgraded (new) garage door opening system.

Once the inventory is complete and the estimates are received, Council will determine the next course of action based on the options, estimates and available budget.

Holiday Reception

The reception was held on Friday, December 17th in the common meeting room. The reception was well attended and very successful. Council thanks the following volunteers for their contribution to organizing the reception: Pat and John Rose, Patricia Pracher, Gail and Gary Balaski, Joanne Lord, Bruce MacDonald and Jang Rianpracha.

Fire Safety Equipment Inspection

Owners and tenants are reminded of the upcoming Fire Safety Equipment inspection that is scheduled for Tuesday, January 18, 2011. The inspection requires access to all suites and as such all residents are requested to make arrangements for access to their suites.

Carpet Cleaning

The Property Manager was directed to obtain quotations for cleaning the common area carpets.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:35 P.M. The next meeting will be on **Tuesday, March 8, 2011**.

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