

5th March 2014 Prepared By: Southview Property Management Inc.,
#110 – 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881
E Mail Address: southview@telus.net Property Manager: Kevin D. Green

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"
HELD ON MONDAY June 24th, 2014 2015 7:00 P.M.
IN Unit 602 AT 1272 COMOX STREET, VANCOUVER BC.**

COUNCIL IN ATTENDANCE:	KEVIN WICE	President
	LAURIE FORD	Treasurer
	JOANNE LORD	
	IAIN BRAIDWOOD	Vice President
REGRETS:	JOHN ROSE	
GUESTS:	Roger and Denise Harris Unit #802	
PROPERTY MANAGER:	Not present	

1. CALL TO ORDER

The meeting was called to order by the Strata Council President Mr. Kevin Wice at 7:05 P.M.

2. GUEST BUSINESS

Roger and Denise Harris were present to discuss issues around the roof deck being open as limited common property. Roger and Denise stated a number of concerns. A vote to close the roof deck will be put to Owners as part of the AGM.

3. MINUTES OF THE STRATA COUNCIL MEETING HELD ON May 5th 2015

There being no errors or omissions it was then **Moved and Seconded** to approve the minutes of the Strata Council Meeting held **May 5th 2015** as circulated. **MOTION CARRIED**

It was noted that not all residents had received paper copies of the minutes and the president agreed to discuss with Southview.

5. FINANCIAL REPORT

The President then referenced the Financial Statements for the months up to and including May 30th, 2015 as previously distributed.

The Treasurer and the Council then noted that they had received and reviewed the above noted Financial Statements and had made some minor amendments and were now recommending approval. A slightly revised budget (lower) will be put forward at the AGM for 2015/16

It was then **Moved and Seconded** to adopt the Financial Statements up to and including May 30th 2015 as previously distributed. **MOTION CARRIED**

6. REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of anticipated expenditures.

7. REPORT ON LITIGATION

The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

8. BUSINESS ARISING FROM PREVIOUS MINUTES

- a) Fire alarm panel
 - Almost complete waiting on decorative trim and city testing, scheduled for mid July. Council noted that this was a good job well done.
- b) Storage lockers
 - a. Work will start July 20th 2015
- c) Unit 602 advised that although their large window is faulty that they will defer replacement until more windows are faulty. Unit 304 also has a faulty window and is also deferring. This will make for a more economical solution and strata thanks #602 and #304 for these generous gestures.
- d) Window replacement will be scheduled for May 2016 and council will advise Southview
- e) For green waste, buckets have been distributed, Council will monitor progress.
- f) Make up air unit has been contracted out to Keith Plumbing, work will take place in mid September.
- g) Council to request that bathroom in storage area be added to cleaning rota
- h) On demand heating, this item is now shelved. Not cost effective.
- i) Additional quotes will be obtained for hot water tanks. This project may attract an additional approximately 25,000\$ Special Levy to be voted on at AGM

9. CORRESPONDENCE

Letter from #802 regarding roof access

10. NEW BUSINESS

- a. Visitor Parking. Residents are reminded that visitors parking is to be shared and that there are by-laws concerning the use of visitors' parking. Strata will be levying fines on offenders. Please check the by-laws and follow them.
- b. Gardening. It's a hot summer and arrangements will be made to ensure continuity of watering in line with City requirements.
- c. Council will be drafting a by-law to exclude Air BnB type short term rentals. From previous experience this type of rental has led to security and "wear and tear" issues in the building.
- d. Carpet will be installed on the third floor. This is left over carpet from other floors and Owners on the third floor will share the installation cost. Invoices will be posted late July.
- e. Council advises that spare ceiling tiles for corridors are available should they be required as well as spare balcony light shades. Please ask Council.
- f. Faulty smoke detectors will be replaced at Strata expense. Detectors in apartments are strictly the responsibility of the individual Owners, nevertheless Council feels that the consequences of smoke detector failure affect the whole building and it is reasonable for Strata to pay the expense.
- g. Please consider standing for Council at the AGM
- h. Noted that the AGM will be August 19th 2015

11. ADJOURNMENT

There being no further business, it was then **Moved and Seconded** to adjourn the meeting at 9:05 P.M.

The next meeting of the Strata Corporation is to be held on August 19th 2015(AGM).