

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 “CHATEAU COMOX”
HELD ON MONDAY SEPTEMBER 14, 2020 AT 7:00 P.M.
WITHIN THE MEETING ROOM AT 1272 COMOX STREET, VANCOUVER BC.**

COUNCIL IN ATTENDANCE:	DON DAVIDSON	President
	ROSS HUGUET	
	LOUISE HIBBS	
	KEVIN WICE	Treasurer
	ADRIAAN de VRIES	Secretary
	CHRIS CLARK	Vice President

REGRETS:

GUESTS:

PROPERTY MANAGER: EDWARD JANG
Southview Property Management Inc.,

1. CALL TO ORDER

The meeting was called to order by the Strata Council President Mr. Don Davidson at 7:00P.M.

2. GUEST BUSINESS

Due to a spike in recent Covid cases, we are not allowing guest attendance for this council meeting

3. CARETAKER BUSINESS

Property manager reported the caretaker has successfully obtained required WCB coverage.

4. MINUTES OF THE STRATA COUNCIL MEETING HELD ON JUNE 1, 2020

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting, as distributed, held on June 1, 2020. **MOTION CARRIED**

5. FINANCIAL REPORT

a. Financial Statements

The Property Manager then referred to the Financial Statements for the months up to and including May, June and July, 2020 as previously distributed.

It was **Moved and Seconded** to adopt the Financial Statements up to and including May, June, and July 2020. **MOTION CARRIED.**

As noted, the current financial statements are now available online at the Chateau Comox Website.

6. REPORT ON UNAPPROVED EXPENDITURES

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

7. REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. 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

Strata council briefly discussed about the roof top deck restriction. Strata council advise ongoing regular review due to Covid ensuring the roof top deck is safe to reopen to residents.

Strata council advises the tracking of keys is in progress and will add the tracking of fobs.

Strata council advises the status of limited window replacement is waiting for the contractor to arrange and schedule.

Property manager reported sourcing another contractor to undertake the replacement of the west side gate.

9. CORRESPONDENCE

No Correspondence

10. NEW BUSINESS

Treasurer prepared a new proposed operating budget for strata council review and consideration for AGM. The proposed operating budget will require an increase in monthly strata fees of approximately 7% due to the expected higher cost of strata insurance and limited window replacement.

Strata council discussed the venue of AGM and considered holding the AGM within the parkade. Owners are advised AGM date is tentatively scheduled for Monday, October 26, 2020. Property manager confirmed holding the AGM within the parkade will be fine with owners providing their own chair and maintaining social distancing. Property manager will prepare AGM agenda package for strata council to review prior to mailing out to owners.

Strata council reviewed two bylaw amendments prepared by the property manager for the AGM. The bylaw amendment is for ensuring all owners to have sufficient strata lot owner insurance and sufficient insurance to cover any potential insurance deductible claims and betterments.

The second bylaw amendment being presented to the owners will reduce the size of strata council from 7 members to 5 members.

Property manager presented an outstanding invoice from All Element for the installation of a exterior door closure and lexan. Strata council advises the lexan was removed by All Elements and only the exterior door closure should be approved for payment. Property manager will reach out to All Elements to have the invoice revised.

11. ADJOURNMENT

With no further business, it was then **Moved and Seconded** to adjourn the meeting at 7:45 P.M.

Minutes280Sept 20.docx