

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 “CHATEAU COMOX”
HELD ON MONDAY MARCH 8, 2021 AT 6:00 P.M.
1272 COMOX STREET, VANCOUVER BC.**

COUNCIL IN ATTENDANCE:

DON DAVIDSON	President
LOUISE HIBBS	
MARKO YURKOVICH	Treasurer
ADRIAAN de VRIES	Secretary

REGRETS: CHRIS CLARK

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 6:00P.M.

2. MINUTES OF THE STRATA COUNCIL MEETING HELD ON SEPTEMBER 14, 2020

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting, as distributed, held on September 14, 2020. **MOTION CARRIED**

3. FINANCIAL REPORT

a. Financial Statements

The Property Manager then referred to the Financial Statements for the months up to and including January 2021 as previously distributed.

It was **Moved and Seconded** to adopt the Financial Statements for the period ending January, 2021. **MOTION CARRIED.**

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

4. 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.

5. 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.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

It is reported that the side pedestrian gate has been replaced and is working properly. This maintenance is now complete.

7. NEW BUSINESS

Strata council discussed the sump pump project. It was noted the sump pumps and the floats/sensors are aging and will require replacement. Property manager explained that it is more beneficial to replace the sump pumps now versus waiting for the pumps to fail. It is possible that the sump pumps could fail and create flooding in the parkade and being proactive could possibly save some monies if the pumps were to fail on a weekend or evening. The decision was made to proceed with replacement as it was recommended for 2017 in the Chateau Comox Depreciation Report.

The property manager reported receiving a reminder from National Air for dryer vent cleaning. Strata council instructed property manager to schedule/arrange for dryer vent cleaning. Once dryer vent cleaning is scheduled, a notice will be posted.

Property manager reported ordering a box of replacement parkade fobs as there are currently no extra fobs. Once the fobs arrive, the property manager will drop them off at the building.

Owners/residents are advised window washing is scheduled for March 29, 2021. A notice will be prepared and posted.

8. ADJOURNMENT

With no further business, it was then **Moved and Seconded** to adjourn the meeting at 6:30 P.M.

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