

Southview Property Management Inc.,  
#110 – 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881  
E Mail Address: [jang\\_edward@telus.net](mailto:jang_edward@telus.net) Property Manager: Edward Jang

**MINUTES OF THE STRATA COUNCIL MEETING  
FOR STRATA PLAN LMS 280 “CHATEAU COMOX”  
HELD ON MONDAY SEPTEMBER 13, 2021 AT 7:00 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

**GUEST:** IAIN BRAIDWOOD  
LOIS KER

**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. MINUTES OF THE STRATA COUNCIL MEETING HELD March 8, 2021**

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting, as distributed, held on March 8, 2021. **MOTION CARRIED**

**3. FINANCIAL REPORT**

a. Financial Statements

The Property Manager then referred to the Financial Statements for the months up to and including July 31, 2021 as previously distributed.

It was **Moved and Seconded** to adopt the Financial Statements for the period ending July 31, 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.

**Please keep these minutes as a permanent record of the Strata Corporation's business. Replacement of Minutes, Rules and Regulations or Bylaws will be at the expense of the Owner.**

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## **6. NEW BUSINESS**

Property manager presented a draft proposed operating budget for strata council to review in preparation for Annual General Meeting. After a couple of minor adjustments, the proposed operating budget will be requiring no change in monthly strata fees. The proposed operating budget will be presented to the owners at the upcoming Annual General Meeting for ratification.

Strata council briefly discussed the possibility of installing electric vehicle charging station or the ability of having individual electric vehicle charging in parking stalls as an option. A task force is currently working on this to explore available options. This topic will be raised for discussion at the upcoming Annual General Meeting.

Strata council discussed about the possibility of increasing the security to the back ground floor garden units. Strata council will reach out to the contractor to review the cost and obtain a quote for increasing metal fencing height.

Strata council noted there are currently no issues regarding the need for additional pest control service.

Strata council discussed about carpet cleaning for all common hallway and carpeted areas. Strata council decided to table this maintenance until Spring 2022.

Strata council is continuing to update their records for adding and deletion of fobs/keys

Strata council instructed property manager to prepare a resolution to offset the year end deficit from CRF. The resolution will be presented to the owners at the upcoming Annual General Meeting.

Owners are advised, the Annual General Meeting is tentatively scheduled for Thursday October 21, 2021 within the parkade. Official AGM agenda package will be mailed to all owners before end of September 2021.

## **8. ADJOURNMENT**

With no further business, it was then **Moved and Seconded** to adjourn the meeting at 8:00 P.M.

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