

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"
HELD ON MONDAY DECEMBER 6, 2021 AT 7:00 P.M.
1272 COMOX STREET, VANCOUVER BC.**

COUNCIL IN ATTENDANCE:	DON DAVIDSON	President
	LOUISE HIBBS	
	KEVIN WICE	Treasurer
	ADRIAAN de VRIES	Secretary
	KIM ADAMSON	Vice-President

REGRETS:

GUEST:	IAIN BRAIDWOOD 601
	RUSSELL KER 702
	HANS AND HEATHER SCHUETZE 802
	CHRIS CLARK 602
	LEO SEDOV 401
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

Suite 602 spoke about a moral imperative that they choose to follow to pay for common property [gas] consumption for their gas fireplace.

Suite 702 presented documentation about common property [gas] consumption for their gas fireplace and gas stove.

Suite 802 spoke about the legal requirement for payment for common property [gas] consumption of their gas fireplace.

It was noted that the Chateau Comox Building developer originally installed 3 gas fireplaces (in 3 units: 602, 702, 802) in the strata building with no consideration of measures or mechanisms to determine how this common property [gas] private use cost increase would be administered to the common property [gas] users in units 602, 702 and 802 by the future strata. These circumstances are now governed by the Strata Act Revision 2018, Section 6.9, Subsections (1) & (2). See next paragraph.

***Footnote: At 5:17 pm, December 7, 2021**

Suite 702 shared with Council an understanding of the BC Strata Act Revision 2018, Section 6.9, subsections (1) & (2). This 2018 revision gives the Strata the authority to charge owners for use of a "common property" such as gas for a fireplace or stove.*

It was noted that units 701 and 702 had requested and been approved for the replacement of their electric stove with a gas stove with separately determined fees to pay for this extra use of the common property : gas (approximately 10 years ago); now governed by the Strata Act Rev., 2018 Section 6.9, Subsections (1) & (2). This payment determined at the time of the Strata Council agreeing to the gas stoves is not voluntary by the gas stove users in 701 and 702. This mandatory payment is a condition of the agreement.

The gas fireplaces as noted are original equipment as installed by the developer; however the gas stoves installed are a betterment and were installed by the unit owners and are their responsibility for maintenance costs and costs incurred in use and upkeep.

Strata council noted that the cost of gas has steadily increased in cost and Strata Council intent is to raise the monthly charge of gas consumption for owners with gas stoves.

The current monthly charge for individual unit common property [gas] consumption for the two units with a gas stove is \$11.00 each. That has been unchanged for 10 years in spite of ~35% inflation in gas price in those years [The Chateau Comox Strata Budget for Gas in Fiscal Year 2010/11 was \$9,000 and for Fiscal Year 2020/21 it was \$12,000].

MOVED and **SECONDED** to increase the monthly gas charge for the two units (701 702 with gas stove to \$14.50 starting January 1, 2022.

MOTION CARRIED

Strata Council set the monthly gas consumption charge to \$35 per month for the three units with gas fireplaces (units 602, 702 and 802).

3. MINUTES OF THE STRATA COUNCIL MEETING HELD SEPTEMBER 13, 2021

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting, as distributed, held on September 13, 2021. ***MOTION CARRIED***

4. FINANCIAL REPORT

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

It was **Moved and Seconded** to adopt the Financial Statements for the period ending October 31, 2021. ***MOTION CARRIED***.

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

5. 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.

6. 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.

7. NEW BUSINESS

i] Property manager provided an update to damages to Unit 401 due to moisture condensation within the laundry duct in the laundry area. The property manager noted that the original sourcing of the leak was a difficult task as generally it's a process of elimination if the leak is not easily identified. The leak was due to bird nesting in the dryer ducting causing condensation. The vent has been cleaned. Strata council confirmed that the laundry ducts are cleaned annually by a specialized duct cleaning contractor.

Property manager presented pictures of the flooring within the laundry area. From the pictures, it is determined that the original flooring within the laundry area was probably vinyl as the pictures showed trowel marks. It seems that the vinyl was removed and wood was replaced. Property manager noted that the original flooring was changed to wood and this is considered a betterment as per Strata property Act. As the flooring is a betterment, it is the owner's responsibility to address the wood floor. The unit owner was instructed to file a claim with their own insurance provider to address the floor as the floor is not original.

Property manager reminded Strata Council and all owners that clarification of insurance coverage is noted at each Annual General Meeting. This raises this serious current issue that regardless of water damage to any unit, if the total resulting damage does not exceed the strata insurance water damage deductible of \$100,000 then the strata corporation is not responsible to any repairs and if the damaged area is a betterment, then the strata corporation is also not responsible. Unit owners must contact their own insurance provider for addressing the damaged area.

Strata council agreed to pay for any invoices that relates to the sourcing of the leak and repairs to drywall due to sourcing the leak. The cost of drying equipment and flooring will be charged back to the unit owner.

ii] An owner that is obtaining information for EV ready, provided an update. The owner advises additional clarification is required at this time.

iii] Strata council provided an update regarding back alley/garden fence security issues. Strata Council had obtained a quote to extend aluminum fencing for a cost of \$11,000. Strata Council noted it would be less expensive to replant laurel hedge to impede access and visual of back area. The owner of the affected suite [203] who removed the original laurel is replacing it.

iv] Property Manager has corrected the notification of the election of the Vice-President position being Kim Adamson

v] Strata Council reported on the window washing. Window washing will be conducted on April 12, 2022, June 30, 2022 and September 13, 2022. Strata Council will post a reminder notice prior to window washing.

vi] Strata council noted the dryer vent cleaning will be scheduled for Spring 2022. The dryer vents will be cleaned from the exterior and inside the unit behind the dryer. Access to the units will be required. Once a date is confirmed for dryer vent cleaning, strata council will prepare and post a notice.

vii] Strata Council has noted some residents are still not **RECYCLING** correctly.

Strata Council request all resident to follow proper recycling procedures :

a] Close the Yellow lid on the Compost bin so all odour is contained.

b] All Glass is to go into the smaller blue bin beside the Compost bin only. **NOT** into the Plastics and Metals Bin

c] All cardbord must be flattened and cut in to 18" X 18"squares as per City of Vancouver Regulations. Please flatten all smaller boxes such as cereal and Amazon packaging as well in keeping with the City of Vancouver Regulations.

d] Due to excessive volume and Chateau Comox not wishing to pay for another weekly pick-up, take Note with your Plastic and Metal recyclables:

i] fit tin cans into each other as much as possible

ii] crush and flatten all liquid containers - juice, detergent, water, milk etc in either plastic, carton or tetrapak in all sizes for the space issue. Just denting does not help.

iii] flatten all food clam shell packaging

iv] no food residue of any kind in this bin - scrape all food containers

v] put drink and beer tins out side the gate for binners as they have reduced income material available since Covid began.

viii] Strata Council reported that the rooftop HVAC equipment originating from the building next door to the SW is noisy. Property Manager will contact the agent of the building next door for resolution.

ix] Tentative dates for future Strata Council meetings are scheduled as follows: March 21, June 20, September 19 and the Annual General Meeting on Monday October 24, 2022

x] Owners are advised that, due to current COVID restrictions, Chateau Comox will not be hosting a Christmas party this year.

8. ADJOURNMENT

With no further business, it was then **Moved and Seconded** to adjourn the meeting at 8:10 P.M.

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