

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"
HELD ON WEDNESDAY FEBRUARY 2, 2022 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:	None	

GUEST:

HANS SCHUETZE 802
LEO SEDOV 401
SASCHA BENDT 402
EDDY LEITE 303
MARKO YURKOVICH 203
MO SAMIE 203
CONNOR DALES 202

PROPERTY MANAGER:	EDWARD JANG Southview Property Management Inc.,
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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 DECEMER 6, 2021 and
DECEMBER 21, 2021**

Strata Council discussed and reviewed the minutes of December 6, 2021. Strata Council confirm that the dryer ducts have been cleaned each year except for 2020 due to COVID. The dryer ducting is cleaned to industry standards.

Strata Council will also instruct the contractor to install the exterior dryer vent duct grills. The installation of these grills and "inside/outside" vent cleaning is confirmed for March 7, 2022. An additional notice will be sent to all closer to that date.

Strata Council instructed Property Manager to clarify to the unit owner regarding the recent damage to their unit due to bird nesting in the dryer vent duct. The majority of the expense is paid by the strata corporation and only a minor amount is charged back to the unit owner. A revised invoice is requested from Onside Restoration.

Strata Council wish to correct the council meeting minutes of December 6, 2021 confirming that presently there is no legal basis for a charge for gas consumption for units 602, 702, 802 for the gas fireplace. Any contribution by these three-unit owners would be made entirely voluntary at this point.

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting, as distributed, held on December 6, 2021 and December 21, 2021 as amended.

MOTION CARRIED

4. FINANCIAL REPORT

The Property Manager then referred to the Financial Statements for the months up to and including November 30, 2021 as previously distributed.

It was **Moved and Seconded** to adopt the Financial Statements for the period ending November 30, 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

Strata Council discussed the concerns expressed by owner 401. Property manager will confirm with Onside the breakout of cost for strata corporation and unit owner.

Strata Council reviewed a proposed bylaw amendment for gas consumption and possible future electrical consumption for electric vehicles.

Strata Council also reviewed a proposed Bylaw allowing strata council to charge a reasonable set amount for gas and electricity as per Strata Property Act.

The proposed bylaw and rule will be presented to the owners at an upcoming Special General meeting.

Strata Council discussed the leak in unit #203, currently being investigated for the source of leak by Prostar Contracting. Property Manager advises an engineer will be arranged to assist the cause of this water ingress into unit #203.

Strata Council briefly discussed common hallway carpet cleaning and have decided to wait unit summer after some suite renovations are completed.

Strata Council confirmed the ordering and receiving of additional garage door fobs.

Strata Council discussed and agreed that contractors working in units should only enter through the parkade and not the front lobby entrance.

Strata Council briefly discussed about the roof flashing over second and third floor unit.

Strata Council will be organizing and sending a survey to all owners requesting the number of failed window seals.

Property Manager confirmed strata insurance has been renewed with CMW Insurance (February 1, 2022- February 1, 2023). Property manager confirmed the annual premium for strata insurance has an annual savings of approximately \$1,500.00 compared to last year. Property manager also confirmed the deductible for both water damage and sewer back up is lowered to \$50,000 compared to \$100,000 last year. A copy of strata insurance summary is attached to these minutes including common Q and A from CMW.

Owners are advised a Special General Meeting is tentatively scheduled for March 21, 2022. The meeting will be held in the parkade with social distancing. Formal Special General Meeting agenda packages will be mailed to all owners once finalized.

Owners are reminded to understand fire evacuation procedures in case of fire and fire bells ringing.

An owner has volunteered to prepare an emergency awareness recommendation for strata council to review.

Strata Council instructed Property Manager to check if bathroom exhaust and kitchen exhaust requires annual cleaning.

Strata Council approved the quote for an EV ready plan. Property Manager will reach out to the electrical contractor.

An owner suggested strata council consider increasing the funding for contingency reserve fund at the next year proposed operating budget.

Strata Council unanimously expressed full confidence in the professionalism and integrity of our Property Manager, Edward Jang.

8. ADJOURNMENT

With no further business, it was then **Moved and Seconded** to adjourn the meeting at 8:40 P.M.

MOTION CARRIED

N.B. A Special General Meeting is tentatively scheduled for March 21, 2022

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