

**MINUTES OF THE STRATA COUNCIL MEETING  
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"  
HELD ON WEDNESDAY MARCH 21, 2022 AT 7:30 P.M.  
1272 COMOX STREET, VANCOUVER BC.**

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

**REGRETS:**

<b>GUESTS:</b>	Russell Ker	702
	Yalei Huguet	801
	Ross Huguet	801
	Ryan Rumo	402

<b>PROPERTY MANAGER:</b>	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 7:30 P.M.

**2. MINUTES OF THE STRATA COUNCIL MEETING HELD FEBRUARY 2, 2022**

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting, as distributed, held on February 2, 2022.

**MOTION CARRIED**

**4. FINANCIAL REPORT**

The Property Manager then referred to the Financial Statements for the months up to and including January 31, 2022 as previously distributed.

It was **Moved and Seconded** to adopt the Financial Statements for the period ending January 31, 2022.

**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**

- a] Update 203. Repair bid from Prostar accepted after second quote was considered. Repairs will start when the owner is on vacation as agreed between the owner and Prostar.
- b] Update 401. Work and repairs completed. Financial obligations sorted out and paid.
- c] Request by 801 for exemption to Chateau Comox Bylaw 8 prohibiting rentals. Yalei and Ross Huguet made a presentation to SC setting out their interests, concerns and concessions in favour of obtaining an exemption from Bylaw 8 which forbids rentals of suites. Strata Council discussed *in camera* to come to a decision as noted below.
- d] Generator: Battery replaced by Cullen maintenance as required.
- e] Window replacement for failed seals – project underway. Delays are being experienced by our supplier due to supply chain issues.
- f] Roof flashing and caulking needs: Prostar to provide a quote for re-caulking and a repair needed for the door to the rooftop deck.
- g] Window washing: scheduled for April 12, 2022.
- h] Dryer Vents: cleaning completed as well as installing grates to each vent to prevent bird and/or vermin access. Stove and bathroom vents were questioned re: need to clean, but professional advice sought was that as there is no lint from drying clothes, there is no lint build up and cleaning is unnecessary.
- i] EVReady [Electric Vehicle plug ins] Exploratory Project is underway. It was requested by Iain [one of the volunteers conducting this project] that all owners complete the survey that has been re-circulated so that all opinions of all owners on this topic are received. Thank you.
- j] Garden update. An arborist will be in site to trim all the trees and shrubs in the back of the building on April 1, 2022.
- k] Fire Protection Plan – Hans of 802 has done good preliminary work on a Fire Protection Plan and submitted it for Strata Council review. Fire safety awareness is the primary objective. Edward Jang will consult with a Fire Safety Consultant to help develop a formal plan.
- l] Raised by Ryan of 402: Parkade leaks– to be inspected for recommendation[s] with professional exterior inspection. Company = EPS to be contacted by Edward Jang.

In Camera for 7 c]: Council discussed at length the request by Ross and Yalei of 801 for an exemption to the Rental prohibition as in Bylaw 8. Council came to the decision that in the absence of hardship, the only exception allowed by the Bylaw 8, it has the mandate to comply with the Bylaws as adopted by all the owners.

## **8. ADJOURNMENT**

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