

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"
HELD ON MONDAY MAY30, 2022 AT 7:25 P.M.
1272 COMOX STREET, VANCOUVER BC.**

COUNCIL IN ATTENDANCE: DON DAVIDSON President

KEVIN WICE Treasurer
ADRIAAN de VRIES Secretary
KIM ADAMSON Vice-President

REGRETS: LOUISE HIBBS

GUESTS: Russell Ker 702
Lois Ker 702

1. CALL TO ORDER

The meeting was called to order by the Strata Council President Mr. Don Davidson at 7:26 P.M.

2. HEARING REQUESTED BY THE OWNERS #702

The unit owner of #702 officially requested a hearing with strata council as per Strata Property Act to present their concerns regarding the recently approved bylaw and user fee relating to gas consumption chargeback.

The unit owners spoke to the recently approved bylaws and user fees and believes they are in contravention of the strata property act. The number of the section of the Strata Property Act referred to was requested for reference but was not provided

The unit owners clarified that there are three units that have gas fireplaces (installed by the developer) and two units with gas cooktop/stoves (unit owner betterment)

The unit owner also advised this hearing is a requirement and if satisfactory response is not received from strata council, then the unit owner will file a CRT action against strata council.

The unit owner is requesting the following:

1. Remove the recently approved bylaw and rule. This can only be done by a 75% approval vote by all owners.
2. Provide a proper agreement/contract for gas consumption for gas cooktop/stove
3. Present new bylaws for types as outlined in Strata Property Act

Strata council will discuss the request and respond to the unit owner within the proper timeline as outlined in the Strata Property Act.

Strata council confirmed that the recently approved bylaw and user fees was drafted by legal council contracted by strata council.

3. ADJOURNMENT

With no further business, it was then **MOVED** and **SECONDED** to adjourn the meeting at 7:40 P.M.

MOTION CARRIED

NB. The minutes of the First Hearing requested by the owners of Suite 702 are recorded as Strata Council Meeting minutes dated December 21, 2022 and are on the Chateau Comox website.