

**MINUTES OF THE STRATA COUNCIL MEETING  
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"  
HELD ON MONDAY AUGUST 8, 2022 AT 7:00 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>	Iain Braidwood	#601
	Rusty and Lois Kerr	#702
	Hans Schuetze	#802
	Ryan Rumo	#402
	Josey Fisher	#301
	Chris Clark	#602 (arrived late)

**PROPERTY MANAGER:** Edward Jang, CPRPM  
Sterling Management Services Ltd.

**1. CALL TO ORDER**

The meeting was called to order by the Strata Council President Mr. Don Davidson at 7:00 P.M.

**2. MINUTES OF THE STRATA COUNCIL MEETING HELD MARCH 21, 2022 AND  
MARCH 30, 2022**

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting of March 21, 2022, as distributed

**MOTION CARRIED**

It was **MOVED** and **SECONDED** to amend the minutes of the Strata Council Meeting of March 30, 2022 to reflect the amendment below.

Item 2, number 3. Unit owner did not request Strata Council to present new bylaws for types as outlined in Strata Property Act. What the owner did say was that "we are not in any way averse to paying for the gas for our fireplace, but only do so when this has been legally established by a types bylaw"

**MOTION CARRIED**

It was **MOVED** and **SECONDED** to approve the amended minutes of the Strata Council Meeting of March 30, 2022, as amended.

**MOTION CARRIED**

**3. FINANCIAL REPORT**

The treasurer then referred to the Financial Statements for the months up to and including June 30, 2022, as previously distributed.

Strata Corporation is currently operating at a slight deficit of \$2,926.67 as of June 30, 2022

Southview Property Management will be responsible to prepare the July 2022 financial statement and then close the bank accounts for Strata Plan LMS280. Once bank accounts are closed, Southview will forward operating and CRF funds to Sterling Management Services.

It was **Moved and Seconded** to approve the Financial Statements for the period ending June 30, 2022.

**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**

Strata council confirmed a CRT action against the strata corporation has been initiated by a seventh-floor owner. "The owners of Strata Lot 19, LMS280, seek an order declaring that the Bylaw passed March 31, 2022, entitled "User fees for private consumption of common property/goods, a gas user fee Bylaw" to be unenforceable." [Quote from the CRT deposition to Owners of LMS 280]

.....for gas consumption for their fireplace and gas stove/gas cooktop. Strata council will be responding appropriately to CRT action.

**6. NEW BUSINESS**

Property manager reported the transition of files from Southview Management to Sterling Management is complete.

Property manager reported a few outstanding strata invoices were forwarded to Sterling to process for payment. Property manager reported the due date of payment of these invoices were August 2, 2022. Southview did not make payment on time, therefore they may/will be late payment charges for these invoices.

Strata council inquired if Edward EV ready plan invoice has been paid. At the time of the preparation of these minutes, it was confirmed Southview paid the invoice. Committee will be meeting with Edward EV ready plan to determine next steps in preparation for EV.

Strata council discussed about updating the depreciation report. Property manager had previously provided quotes for the updating of depreciation report. Property manager advised depreciation report is required to be updated every three years. Strata council agreed to add this topic to Annual General Meeting (tentatively scheduled for October 24, 2022)

Strata council discussed about a quote from Prostar for the caulking and roof top door sill repair. Property manager will reach out to Prostar to confirm if quotation is still valid as the quote is couple of months old.

Strata council discussed about a door stop installed on the door leading from the parkade into building. The door stop was installed at no cost to the strata corporation by a new owner. An owner has expressed concern about having the fire exit door propped open as it may be in violation of the Fire Department and also become a security issue.

Strata council will request the new owner to remove the door stopper.

Strata council will be obtaining quotes to clean the common area carpets.

Strata council inquired about the recent water ingress maintenance completed for a second floor unit and whether this could be covered by strata insurance. Property manager confirmed water damage strata insurance deductible amount is \$50,000. Therefore the maintenance completed does not exceed the deductible amount.

Strata council was advised by an owner who found rodent droppings on the exterior of their window sill. A pest control contractor was immediately dispatched to place traps and review the ground floor back common areas. Owners are advised to contact strata council immediately if owners notice/see any rodent droppings. Currently Chateau Comox does not have monthly pest control service.

An owner inquired about a fire safety plan as required by City of Vancouver. This owner brought this to the attention of strata council and property manager at the March 31, 2022 meeting. Due to transition to a new management company this got overlooked. At the time of preparing the minutes to this meeting, it is confirmed that Chateau Comox does have a fire safety plan mounted in a lockbox belonging to City of Vancouver fire department. Property manager will reach out to City of Vancouver fire department to determine if the fire safety plan requires any updating. The owner is requesting strata council to organize an annual fire drill to familiarize the occupants with the basic fire prevention rules and the available fire safety infrastructure. Due to the volume and complexity of issues requiring Strata Council time and attention this year, a volunteer was asked for to organize this. No one volunteered. The strata council may try to organize a fire drill however each owner should take the time to familiarize the exit routes and fire exit doors.

Property manager reported noticing from the files obtained from Southview, that the new bylaws were sent to Land title office for registration on March 23, 2022

Strata council requested property manager to obtain a copy of the stamped registration of the bylaws

## **7. ADJOURNMENT**

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