

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"
HELD ON MONDAY SEPTEMBER 19, 2022 AT 7:00 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: Iain Braidwood #601
Eddy Leite #303 (arrive late)
Hans and Heather Schuetze #802
Sascha Bendt #402

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

1. CALL TO ORDER

The meeting was called to order at 7:00 P.M. The meeting is chaired by Kevin Wice.

2. MINUTES OF THE STRATA COUNCIL MEETING HELD AUGUST 8th, 2022

Strata council wish to amend the strata council meeting minutes of August 8, 2022 as follows: Report on Litigation: the words “and gas stove/cooktop” was not included with CRT claim.

MOVED and **SECONDED** to approve the amendment.

MOTION CARRIED

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting of August 8, 2022, as amended

MOTION CARRIED

3. FINANCIAL REPORT

The treasurer then referred to the Financial Statements for the months up to and including July 30, 2022, as prepared by Southview Property Management.

Strata Corporation ended the 11-month fiscal period with a operating deficit of \$17,217.31. The deficit is mainly due to three maintenance projects of window replacement, necessary repairs to second floor unit due to building seepage and necessary repairs to a fourth floor unit due to blockage of dryer vent due to nesting.

It was **MOVED** and **SECONDED** to approve the Financial Statements for the period ending July 31, 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. Strata council is responding to CRT claim.

6. NEW BUSINESS

Strata council noted the completion of EV Ready, and quotes are being obtained for the next phase.

Strata council advises all owners/residents that a information meeting is scheduled for September 27, 2022 to discuss review EV Ready plan and next phase.

Property manager confirmed the quote for Prostar for roof flashing and recaulking and door repair is still valid. Strata council approved the quote from Prostar and property manager will arrange repairs with Prostar.

Strata council noted an increase in mouse droppings. Strata council reviewed a quote from City Pest for annual pest control services. Strata council approved the annual pest service for one year.

Property manager confirmed that the strata corporation has a locked box in the lobby which should contain a fire safety plan. However neither the property manager or strata council have a key for the locked box. Vancouver Fire Department instructed strata council to have a locksmith attend and remove the old lock and install a new lock for the fire safety plan lockbox.

Once a new lock is installed on the fire safety plan lockbox, strata council can then determine if the fire safety plan requires updating.

Property manager presented a quote from Dazzle Carpet Cleaning for all common hallway carpets. Strata council approved the quote and common hallway carpets are scheduled to be cleaned on October 20, 2022

Strata council confirmed all the inaccessible windows have been cleaned with no issues.

An owner inquired about the unit that sustained unit damage due to building seepage. This owner is inquiring whether the unit owner filed their own unit insurance claim to cover interior damage. The Strata council instructed property manager to send correspondence to this unit owner and request the unit owner to file their own insurance claim for unit damage as the value of resultant damage is below strata corporation insurance deductible.

An owner inquired about the water ingress into the parkade and how it may affect the installation of electrical vehicle charging stations.

Strata council instructed property manager to obtain a quote for epoxy injection into any possible water ingress cracks within the parkade.

Strata council reviewed proposed operating budget in preparation for Annual General Meeting

Strata council approved the proposed operating budget with no increase in monthly strata fees to be presented to the owners for approval at Annual General Meeting.

All owners are advised, the Annual General Meeting is tentatively scheduled for Monday October 24, 2022 within the parkade

Official Annual General Meeting will be prepared by Sterling Management Services and sent out to all owners.

7. ADJOURNMENT

With no further business, it was then **Moved and Seconded** to adjourn the meeting at 8:18 P.M.

MOTION CARRIED