

**MINUTES OF THE STRATA COUNCIL MEETING  
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"  
HELD ON MONDAY DECEMBER 12, 2022 AT 7:00 P.M.  
1272 COMOX STREET, VANCOUVER BC.**

**COUNCIL IN ATTENDANCE:**

Don Davidson	Vice-President
Kevin Wice	President/Treasurer
Adriaan de Vries	Secretary

**REGRETS:**

Iain Braidwood	Vice-President
Kim Adamson	

**GUESTS:**

**PROPERTY MANAGER:**

Edward Jang, CPRPM
Sterling Management Services Ltd.

**1. CALL TO ORDER**

The meeting was called to order at 7:03 P.M. The meeting was chaired by Kevin Wice.

**2. MINUTES OF THE STRATA COUNCIL MEETING HELD SEPTEMBER 19, 2022**

Strata council wish to amend the strata council meeting minutes of September 19, 2022, as follows:

Strata council instructed Sterling to transfer balance of previous painting project funds to CRF.

**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 September 19, 2022, as amended

**MOTION CARRIED**

**3. FINANCIAL REPORT**

The treasurer then referred to the Financial Statements for the months up to and including September 2022 and October 2022. The property manager confirmed the BC Hydro rebate cheque, for EV ready was received and deposited into the strata corporation operating account. The property manager will provide a general ledger showing the rebate deposit. Strata council noted a Telus invoice for monitoring. The property manager will check this invoice.

It was **MOVED** and **SECONDED** to approve the Financial Statements for the period ending October 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 advises there are no updates regarding the current CRT action against strata corporation initiated by an owner.

#### **6. NEW BUSINESS**

Strata council reported BC Hydro have approved phase 2 of the EV project. Strata council have engaged with Hall Electrical for phase 2. Hall Electrical will be starting phase 2 in the New Year 2023.

Strata council reported the roof top deck door is repaired, however due to the current wet and cold weather, the caulking portion of this maintenance will have to wait until the weather is dryer and warmer. At the same time the egress door from P1 to the alley will be repaired where there is currently visible rust.

Strata council briefly discussed the epoxy injection of the parkade. Strata council is seeking additional information and have deferred this topic until the next meeting.

Strata council briefly reviewed the quotes for vertical and horizontal hydro jet cleaning of the drainpipes. It was noted that the contractor will require access to lower floor units (second floor only when this maintenance is being addressed. Strata council approved the quote from Green Breeze for the hydro jet cleaning of both the vertical and horizontal drain lines. This maintenance will be scheduled in early 2023.

Strata council discussed about fire safety plan within the fire safety box located in the lobby. Strata council have met with Vancouver fire safety and are advised the fire safety plan is sufficient but will possibly update it in the next few years.

The property manager reported requested documents were provided to RDH Engineering for the purpose of updating the depreciation report. RDH Engineering advises that once they have reviewed all the documents, a site visit will be scheduled in 2023.

Strata council discussed the recent rodent activity. It was noted that the rodent activity is predominately to one side of the building (alley facing) and will continue to be monitored by both strata council and the pest control contractor.

#### **7. ADJOURNMENT**

With no further business, it was then **Moved and Seconded** to adjourn the meeting at 7:50 P.M.

**MOTION CARRIED**