

**MINUTES OF THE STRATA COUNCIL MEETING
FOR STRATA PLAN LMS 280 "CHATEAU COMOX"
HELD ON MONDAY MARCH 20, 2023 AT 7:00 P.M.
1272 COMOX STREET, VANCOUVER BC.**

COUNCIL IN ATTENDANCE:

Don Davidson	
Kevin Wice	President/Treasurer
Adriaan de Vries	Secretary
Iain Braidwood	Vice-President
Kim Adamson	

GUESTS:

Rusty Kerr	#702
Josie Fisher	#301
Louise Hibbs	#601
Sascha Bendt	#402
Ryan Rumo	#402
Benny Schuetze	#802

As per the bylaws of LMS280, Owners are welcome to attend council meetings strictly as observers and can only speak upon authorization of the chair of meeting.

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 was chaired by Strata President

2. MINUTES OF THE STRATA COUNCIL MEETING HELD December 12, 2022 and January 26, 2023

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting of December 12, 2022 and January 26, 2023

MOTION CARRIED

3. FINANCIAL REPORT

The treasurer then referred to the Financial Statements for the months of November, December 2022 and January 2023. The property manager confirmed the Telus invoice is for fire alarm monitoring as the previous company Arpel was purchased by Telus.

Treasurer requested property manager to review the fiscal year garbage expenses.

It was **MOVED** and **SECONDED** to approve the Financial Statements November, December 2022 and January 2023.

MOTION CARRIED

As noted, the current financial statements are now available online at the Chateau Comox Website.

4. CORRESPONDENCE

Strata council received and reviewed correspondence regarding the following:

Activities in the building

Renovation times/hours restrictions as per bylaw

Dog control as per bylaw

Security/alarm system invoice, Telus purchased Arpel regarding fire alarm monitoring

Rusty Ker expressed concern re a communication from Lois Ker that has not been responded to.

Owners are reminded as per bylaws of Strata Plan LMS280, no construction/renovations are allowed Sunday and stat holidays

Owners are reminded pets must be under control while on LMS280 common property. (Pets must be leashed)

5. REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures.

6. REPORT ON LITIGATION

There are no litigation to report.

7. NEW BUSINESS

Strata council provided an update regarding EV as the installation is ongoing and three owners are proceeding with installation of vehicle chargers in their parking stall.

Strata council reviewed Parkade Wall repair assessment quote from Strata Engineering for a cost of \$5,180.00 plus GST. Property manager is obtaining a second quote for parkade assessment.

Strata council discussed the remedial work for second floor unit due to exterior water ingress. Strata council advises all remedial work is completed.

Strata council advises no new signs of rodent droppings and believe the rodent issue is addressed. Strata council confirmed the pest control contract with City Pest is only for one year.

Strata council discussed the building keys, bike room keys and fob replacement. Strata council confirm 2 fobs are allotted for each unit. Replacement fobs are \$40 each for damaged fobs.

Building entry keys are logged with strata council and additional building entry keys are \$25.00 each.

Bicycle room keys are also logged with strata council and residents are allowed 2 bike room keys for each unit. Additional/replacement keys for bike room are \$25.00 each.

Strata council discussed the new provincial government amendments to the strata property act regarding rental units and CRF contribution. Provincial government have removed all restrictions for all units to be rented. Only short time rentals are still restricted such as Air B & B and age-restriction bylaws limited to age 55+

New CRF contributions are required of 10% of the operating budget. The new CRF allocation will commence of November 1, 2023 and CRF contribution will be calculated accordingly for next year operating budget.

The property manager confirmed reimbursements of payment for gas consumed in gas fireplaces to the three units are complete as instructed by the strata council [as per the CRT decision].

Strata council will begin drafting new bylaw amendment and rules regarding gas consumption calculations to be presented to the owners at an upcoming Special General Meeting. The CRT advised the approved bylaw for charging back gas consumption is sufficient. The CRT requires greater clarity in the rule regarding the calculation of private gas consumption chargeback.

Strata council instructed the property manager to obtain a second quote for epoxy/urethane injection for possible parkade leaks.

Strata council instructed the property manager to obtain market prices for gas meters for the individual units with gas consumption equipment.

The property manager reported no update from RDH Engineering regarding the updates for the depreciation report.

The property manager presented a quote for vertical and horizontal drain cleaning. The contractor that was authorized to complete the necessary drain cleaning is no longer able complete this maintenance due to staffing issues. Strata council requested clarification regarding the new quote to include camera scoping to confirm drain lines are clear.

Strata council also requested the property manager to have the vendor revise their quote to include perimeter drain cleaning.

In camera session:

Strata council discussed several concerns expressed by owners regarding a unit owner not following the bylaws. Strata council instructed the property manager to draft and send out a warning letter to this unit.

8. ADJOURNMENT

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

MOTION CARRIED

9. NEXT COUNCIL MEETING

Next council meeting is scheduled for Thursday, June 1, 2023