

**MINUTES OF THE STRATA COUNCIL MEETING  
FOR STRATA PLAN LMS 280 “CHATEAU COMOX”  
HELD ON THURSDAY, AUGUST 21, 2023 AT 7:00 P.M.  
IN THE MEETING ROOM, 1272 COMOX STREET**

<b>COUNCIL IN ATTENDANCE:</b>	Don Davidson	
	Kevin Wice	President/Treasurer
	Adriaan de Vries	Secretary
	Kim Adamson	
<b>REGRETS:</b>	Iain Braidwood	Vice-President
<b>PROPERTY MANAGER:</b>	Edward Jang, CPRPM	
	Sterling Management Services Ltd.	
<b>GUESTS:</b>	Sascha Bendt	#402
	Ryan Rumo	#402
	Alla Sedov	#401
	Pengfei Du	#403
	Daichi Yamashita	#403
	Connor Dales	#202
	Tia	#202
	Benny Schuetze	#802

### **1. CALL TO ORDER**

The meeting was called to order at 7:40 P.M. The meeting was chaired by Strata President.

**SGM Nota Bene:** the minutes of the SGM portion of the meeting were previously reported in the communication sent out to all owners on August 23, 2023

### **2. GUEST BUSINESS**

Alla Sedov suggested advising all owners of proxies received prior to the meeting by way of the Chateau Comox website. This is not feasible as often these proxies are received minutes before the start of the meeting and the volunteer webmaster is not available at any or all times..

Ryan Rumo spoke about the need for a Bylaw re noise abatement between flooring and the concrete floors.

### **3. APPROVAL OF THE MINUTES OF THE COUNCIL MEETING HELD ON – JUNE 1, 2023**

The Strata Council wishes to amend the Council meeting minutes of March 20, 2023, to indicate that the owner of unit 802 was in attendance.

It was then **MOVED** and **SECONDED** to approve the minutes of the Strata Council Meeting of March 20, 2023 (as amended), and June 1, 2023.

**MOTION CARRIED**

#### **4. FINANCIAL REPORT – May, June, July 2023**

It was **MOVED** and **SECONDED** to approve the Financial Statements for May, June and July 2023.

**MOTION CARRIED**

**5. REPORT ON UNAPPROVED EXPENDITURES** – Strata council noted required drain cleaning expense of \$10,583 due to back up

**6. REPORT ON LITIGATION** – Strata council received an official complaint from OIPC (office of the Information and Privacy Commissioner for BC)

#### **7. OLD BUSINESS**

Strata council noted work in progress regarding fireplace gas consumption for three units and cooktop gas consumption for two units.

Strata council reported Phase 1 and 2 of EV plan are now complete. Phase 3, only three owners have had Level 2 electrical charger/meters installed.

Strata council received a second quote for parkade condition assessment. The cost for parkade condition assessment will be presented at upcoming Annual General Meeting for the owners to consider.

Strata council reported the ball marks on the parkade wall are to be cleaned. Strata Council requested property manager to discuss with building custodian.

The garden committee provided their report advising \$1413 has been spent on garden and plant supplies. Pruning will be scheduled for September. The pruning expense is within the annual landscape budget.

The property manager reported consultant is still working on updated depreciation report.

The property manager had reached out to the mechanical contractor and confirmed that the perimeter drains were checked and cleaned.

Strata Council reports that the hallway pressurizing fan is still in progress. The contractor advises still waiting for additional parts.

## **8. NEW BUSINESS'**

Strata council is seeking an owner/volunteer to be strata council privacy officer.

Owners are reminded as per City of Vancouver lawn watering memo. City of Vancouver is currently at Stage 2 for lawn watering. Strata council wish to thank the owners that volunteered to hand water.

Strata council reported the garage door had stopped working and a contractor was dispatched to replace the motor.

An owner brought to the attention of the Meeting that the building custodian in addition to watering Chateau Comox gardens and trees, is also watering a tree on the property of the building immediately to the east of 1272. That owner opined that the neighbour building management should be charged for the water used by Chateau Comox LMS 280. Strata council/property manager will discuss this with the building custodian.

### ***In Camera:***

Strata council briefly discussed the official complaint by an owner from OIPC (office of the Information and Privacy Commissioner for BC). OIPC to contact LMS 280 in due course.

## **9. ADJOURNMENT**

With no further business, the meeting was terminated at 8:45 P.M.

## **10. NEXT MEETING**

The next meeting is scheduled for Monday, September 18, 2023.