

STRATA COUNCIL MEETING MINUTES
CHATEAU COMOX LMS280
September 23, 2025

COUNCIL PRESENT:

Kevin Wice
Laurie Ford

Don Davidson
John Rose

REGRETS:

Eddie Leite

MANAGEMENT:

Dylan Smith, Strata Manager

GUESTS:

Ian Braidwood – Unit 601
Adriaan de Vries – Unit 404
Sascha Bendt – Unit 402

Louise Hibbs – Unit 601
Rusty Ker – Unit 702

1. CALL TO ORDER

The meeting was called to order at 7:00 P.M. A quorum was present.

2. GUEST BUSINESS

2.1 INSURANCE CLAIM

An Owner was curious on which account the glass insurance claim was allocated to from previous Management.

2.2 UNAPPROVED EXPENDITURE

An Owner was curious if the \$3,000 that was spent out of the CRF to repair the leak outside the building was being refunded to the CRF. Council did not plan to refund this back in the upcoming budget.

2.3 OUTSIDE TAP

An Owner asked if the outside tap could be looked at by a plumber as it tends to constantly drip. Since the tap will be getting shut off for the winter season this will be looked at next spring.

3. ADOPTION OF THE PREVIOUS COUNCIL MINUTES

It was **MOVED** and **SECONDED** to adopt the Minutes of the Council Meeting held June 24, 2025.

CARRIED

4. FINANCIAL REPORT

4.1. FINANCIAL STATEMENTS

Council was provided the financial statements for the months of June 2025 to August 2025 within the timeframe specified by the *Strata Property Act*. It was **MOVED** and **SECONDED** to approve the financial statements for the months of June 2025 to August 2025.

CARRIED

5. BUSINESS ARISING FROM THE PREVIOUS MINUTES

5.1. BUILDING MEMBRANE UPDATE

Owners were informed about the next steps in the membrane project, this includes the following: Contractors will be on site in October to review the building, quotes will be submitted to Strata Engineering, and Council will be sent the proposals for review in November. Updates to Owners will follow once more information is available.

5.2. ELECTRICAL PLANNING REPORT

Management is waiting for 1 more Owner to submit their usage history from BC Hydro which will allow the contractor to start their report. Management will reach out to this Owner.

5.3. STACK FLUSH

Management will secure a date to have the buildings plumbing stacks flushed, the original proposed date was declined by Council due to a holiday. Crush Plumbing will need access to 5 parking stalls to complete this job and Council felt this was unfair to ask this of their residents on a holiday.

5.4. WINDOW WASHING

This was completed between meetings and Council is satisfied with the results.

5.5. LIME SCOOTER PETITION

Council would like to reiterate that the Lime scooter petition that was circulated was not endorsed by Council, but was only a simple way for the residents that were affected by the noise to have a voice. Furthermore, the propaganda that was placed on the lobby board, and in the elevator, was not approved by Council and was removed. Several owners, facing Comox Street, have had many issues with this scooter initiative and Council felt that all owners should be aware of the impact of same.

6. CORRESPONDENCE

There was no correspondence to discuss.

FRIENDLY REMINDER

- Please be reminded that items should not be stored in the hallways as it poses a fire safety concern. Council would like to thank owners for their anticipated cooperation.
- **Please be reminded that although this is a pet friendly building some Owners are allergic to pet hair. Council would appreciate if you noticed a clump of hair fall off your pet inside the building that you dispose of it.**

7. NEW BUSINESS

7.1. POWER GENERATOR REPAIRS

The building's generator was recently serviced, and an issue was presented to Council. Currently if the power to the building goes out the generator will not turn on automatically and will require someone to physically turn it on. A member of Council was coached by Cullen diesel on how this is done. Council was presented a quote to fix the generator which has been accounted for in the 2025-2026 proposed budget.

7.2. ROOF ANCHORS

The building's roof anchors were inspected and passed; these will be inspected again next year.

7.3. AGM PREPERATION

Council discussed the resolutions they wanted to present to ownership at the upcoming annual general meeting. These resolutions will be included in the notice package for review.

7.4. DRAFT BUDGET

Council discussed the upcoming budget to present to ownership at the annual general meeting. This budget will be included in the notice package for review.

7.5. TAX RETURN

It was **MOVED** and **SECONDED** to approve the quote to file the Strata Corporations taxes to ensure the Strata Corporation is complying with the Canadian Revenue Agency.

CARRIED

8. TERMINATION OF MEETING

There being no further business to discuss, the meeting was adjourned at 7:57 P.M.

The next meeting will be the Annual General Meeting on October 21, 2025 at 7:00 P.M.

Houghton Realty

Agent for The Owners, Strata Plan LMS280

Dylan Smith

Dylan Smith

Strata Manager

Houghton Realty Contact Information

- Office Hours: Monday – Friday, 9 A.M. – 5 P.M. (excluding holidays)
- **If you require police, firefighters, or paramedics, call 9-1-1. If you have an emergency that does not require first responders, call 604-576-2141 extension #9.**
- Emergencies are fires, water leaks, or any issues that compromise building security.
- Non-emergency calls on the emergency line will not be acknowledged and must be directed to our office during regular business hours.