



MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE

**Held on Wednesday, November 7, 2001 at 7:00 p.m., within the Social Room
on the Third Floor of Paris Place, 183 Keefer Place, Vancouver, B.C.**

COUNCIL IN ATTENDANCE:	Patrick Weitemeyer, President Kathy Schleyer, Treasurer Attila Gereb, Counsellor
REGRETS:	Dimitri Traktavenko, Counsellor Tim Turner, Counsellor
PROJECT MANAGER:	Del Wordofa
MANAGING AGENT:	Nicholas Tiganis, Senior Property Manager ColyVan Pacific Real Estate Management Services Ltd.

The meeting was called to order at 7:10 p.m. by the Council President, Patrick Weitemeyer.

Site Manager's Report: Council reviewed and discussed the reports submitted by the Site Manager concerning daily activities since the last Council meeting.

ADOPTION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING – OCTOBER 10, 2001

It was **MOVED AND SECONDED** to adopt the Minutes of the October 10, 2001 Council meeting as previously circulated. **CARRIED.**

BUSINESS ARISING FROM THE PREVIOUS MINUTES

Steam Heat Analysis The Manager advised that both he and the Site Manager had held two on-site meetings with engineering firms concerning the preparation of a report/ energy audit. Council discussed the issue at length and the Manager provided details of the conversations with both parties on the most appropriate methods to be used in performing these audits. Council discussed the possibility of waiting until April 2002 in order to compile one additional year of readings which would provide an alternate set of figures. After further discussion, it was suggested that Council approach Henderson Developments about the possibility of cost-sharing in such a study. Council agreed that should Henderson decide not to partake in the study, then it would continue with having the study performed on its own. It was then **MOVED AND SECONDED** to proceed with obtaining the quotations from both engineering firms, and once received, a registered letter would be forwarded to Henderson Developments requesting confirmation of their agreement with the quoted amounts and the scope of work outlined in each quotation. **CARRIED.**

Council also reviewed a summary and supporting calculations prepared by the Manager with respect to charge-backs (for steam heat consumption) to Henderson Developments. The Manager noted that no charge-backs since May, 2001 had been forwarded to Henderson in this regard. The Manager further advised that he was awaiting the October 2001 invoice from Central Heat in order to prepare a formal request for reimbursement of these costs. The request would then be sent to Henderson Developments by registered mail.

Parkade Wiring: Two quotations have been received concerning rewiring and/or replacing each ballast on a light by light basis. Council noted the significant difference in the quotations with respect to replacing the ballasts on an "as required" light-by-light basis or replacing all of the ballasts at one time. Further quotations in this regard are also forthcoming as are other alternatives. A quotation amounting to \$44,000.00 for replacing all of the lights has been received from the original contractor that installed the lighting at the time the building was constructed.

Security Contract: Council noted that although this contract has been received from Henderson Developments, it will hold off on signing the contract until such time that Henderson has provided all of the details of the agreement between itself and VoxCom as it previously promised.

Elevator Floor & Entrance Tile: Council discussed several items of correspondence in this regard and noted that although there were some objections posed concerning the choice of tile, etc. the overall feedback from the residents concerning the installation was positive.

FINANCIAL REPORT

Adoption of the August & September 2001 Financial Report: Council reviewed the August, 2001 Financial Report as it had not been approved at the last meeting. After further brief discussion, it was MOVED AND SECONDED (Schleyer/Gereb) to adopt the August 2001 Financial Report as prepared by ColyVan Pacific Real Estate Management Services Ltd. CARRIED. Council also reviewed several pieces of financial information provided by the Manager with respect to the September 2001 Financial Report. Council noted that in future, it would like to see a detailed breakdown of the accounts receivable (excluding maintenance fees) included with each Financial Report. After further brief discussion, Council agreed to table adoption of the September 2001 Report until its next meeting.

Accounts Receivable Report: Council discussed the Accounts Receivable at length and noted that some charges were not accurately reflected. After further discussion, the Manager noted that he would effect collection on any outstanding accounts as necessary and follow up with the Accounting Department concerning reflection of the appropriate charges.

NEW BUSINESS

Correspondence: Council reviewed several items of correspondence pertaining to the tile installation as discussed above. The Council also noted that one of the items made reference to items in the game's room being available for resident use. Specifically, the writer suggested that the equipment to for the billiard table and table tennis be made available for resident use. *See below for further discussion.*

Other Business

1. **Games Room:** As discussed under Correspondence, Council agreed that some type of sign in/out procedure would be necessary before making the equipment available for resident use. After further discussion, it was agreed to table this matter for further review at its next meeting.
2. **Building Envelope Study:** Council discussed the Building Envelope Study that was previously sanctioned by Henderson Developments and was performed in March 2001. Council agreed that in preparing the study, the contractor performing the work (i.e., core sampling, etc) caused the building envelope to develop residue and/or water stains in several areas. After further extensive discussion, Council agreed that Henderson should be asked to have this firm pay for the costs of cleaning these stains.
3. **Swimming Pool/Whirlpool Maintenance:** Council noted that despite several warnings to the owners of Imperial Paddock Pool, no real improvement in the services provided has been noted to date. After further discussion, it was agreed to contact other pool maintenance firms and ask them to provide quotations in this regard.

With no further business, the meeting was adjourned at 9:15 p.m. The next Council meeting will be held on Tuesday, December 04, 2001 at 7:00 p.m. in the 3rd Floor Social Room.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.