

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

Held on Wednesday, February 27, 2002 at 6:00 p.m., within #3202, 183 Keefer Place, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Patrick Weitemeyer, President Tim Turner, Councillor (<i>Via Electronic Means</i>) Dimitri Traktavenko, Councillor
REGRETS:	Kathy Schleyer, Treasurer Attila Gereb, Councillor
PROJECT MANAGER:	Del Wordofa
GUEST:	Ernie Eng
MANAGING AGENT:	Nicholas Tiganis, Senior Property Manager ColyVan Pacific Real Estate Management Services Ltd.

The meeting was called to order and 6:00 p.m. by the Council President, Mr. Patrick Weitemeyer.

GUEST BUSINESS

Subsequent to the commencement of the meeting, Ernie Eng Addressed the Council concerning problems related to the panel controlling the mechanical system. The panel is known as a DDC Panel and is one of four within the entire development. Ernie noted that these panels continue to cause problems (attributable to their age) with the building's mechanical system and are approaching obsolescence with few remaining replacement parts in existence. Furthermore, only one mechanical contractor in the lower mainland is able to service such panel. After extensive discussion, it was suggested that Council consider replacing all of the panels over the next 3 to 4 years. Council expects the replacement cost of one of these units to average approximately \$15,000. Council thanked Ernie for his attendance and agreed to look into the possibility of replacing at least one of the panel's sometime in the next year.

SITE MANAGERS REPORT

Council briefly referred to the same Manager's report that had been previously distributed.

ADOPTION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING - JANUARY 30, 2002

It was moved and seconded (Traktavenko/Weitemeyer) to adopt the Minutes of the January 30, 2002 Council Meeting as previously circulated. CARRIED

BUSINESS ARISING FROM PREVIOUS MINUTES

- Steam Heat Analysis - Update: Members of the Steam Heat Committee have advised that the information has now been forwarded to Henderson Developments which has been given until March 31, 2002 in which to respond.
- Parkade Wiring - Update: Council noted that the broken light fixtures in the underground parking area (discussed the previous meetings) have now been replaced. Council will continue to replace the lights on an as-needed basis.

- Site Manager - Office Equipment Upgrade: The upgrade of the office equipment in the Site Manager's office (as discussed in previous Minutes) has now been completed at a total cost of approximately \$1,872.00.
- Site Manager - Continuing Education: As previously discussed, the Manager looked into the possibility of setting up a system whereby the site Manager would be able to input financial information (related to Paris Place) directly into ColyVan's Accounting System. In checking with ColyVan's accounting personnel, the Manager was informed that the system does not operate on an external network. Moreover, there are no further software licenses available (at ColyVan) to allow for the software to be installed on a remote computer. After further extensive discussion, the Manager advised that the site Manager would be welcomed to attend ColyVan's office to review the Strata Corporation's accounting information and request any changes. Council subsequently agreed to look into alternate options concerning the Site Manager's continuing education.
- Annual General Meeting & Proposed Operating Budget - 2003: The Manager advised that preparation of the budget was in progress. After further extensive discussion, Council also agreed to alter the date of the annual general meeting to Wednesday, April 10, 2002 in order to provide Council with sufficient time to review the draft budget and to formulate any changes to the Strata Corporation's Bylaws.
- Broken Window Latches: Council noted that it is presently looking into the matter in order to provide the Owners with the option of obtaining bulk pricing on replacing the latch. This information will likely be presented at the Annual General Meeting.

FINANCIAL REPORT

Pending completion of the draft budget for the next fiscal year, Council agreed to table review and adoption of the report to its next meeting.

New Business

- Correspondence: Council received one item of correspondence for review at the time the meeting. After a brief discussion, Council agreed to address the matter outlined in the letter.
- Other Business:
 - Bylaw Changes: Council discussed the possibility of altering the Strata Corporation's Bylaws by presenting any changes to the Owners at the upcoming Annual General Meeting. One of the Bylaws that will likely be altered is the one concerning hardwood flooring. Council agreed that the Bylaw must contain specific criteria (pertaining to types of flooring, insulation thickness, etc.) concerning the installation of hardwood floor. After further discussion, Council agreed to work towards formulating the new bylaw in preparation for the annual general meeting.

With no further business, the meeting was adjourned at 8:00 p.m. The next Council meeting will be at the call of the Council President.

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.