

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE
Held on Wednesday, June 26, 2002 at 6:00 p.m., within the 3rd Floor Meeting Room
183 Keefer St., Vancouver, B.C.**

COUNCIL IN ATTENDANCE:

Patrick Weitemeyer – President
Tim Turner – Vice President
Rita Lum - Treasurer
Attila Gereb
Dimitri Traktavenko
Steven Wendland

SITE MANAGER:

Del Wordofa

MANAGING AGENT:

Nicholas Tiganis – Senior Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

The meeting was called to order at 6:10 p.m. by the Council President, Mr. Patrick Weitemeyer.

SITE MANAGER'S REPORT

Although the Reports were previously distributed via e-mail, Council requested that in the future, the reports could be submitted on a weekly basis. *The site Manager agreed to provide them in this fashion.*

ADOPTION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING - MAY 29, 2002

It was moved and seconded (Traktavenko/Weitemeyer) to adopt the Minutes of the May 29, 2002 Council meeting as amended to note that all 13 visitor parking stalls **had not** been rented at a cost of \$80.00 per month. Consequently, there were several stalls available for rental on a monthly basis. CARRIED.

BUSINESS ARISING FROM PREVIOUS MINUTES

- Extended or Long-Term Maintenance Plan: The Manager provided Council with a draft Long-Term Maintenance Plan that would be used for discussion purposes only. The plan outlined several required capital expenditures for the next eight years. After further discussion, Council agreed to use the draft as "template" from which to plan other anticipated capital expenditures.
- DDC Panel(s) Replacement: The Manager provided Council with the first of three quotations for replacement of the noted panels as discussed at the previous meeting. The initial estimate from Hoole Controls provides for several options and improvements over the Strata Corporation's existing system at an approximate expenditure of \$35,000 for all 4 panels. After further discussion, Council agreed that the site Manager along with Ernie Eng and Dimitri Traktavenko would review the quotations and provide Council with their feedback and the next meeting.

- Gutter Installation on Planters - 555 Abbott Street: Council received a quotation in this regard as outlined in the monthly Site Manager's Report. Council reviewed the quotation and found it excessive at an estimated cost of \$7,000.00. Further discussion on the issue noted whether or not such expenditure was absolutely necessary at this point in time and that perhaps one section could be done each year at a fraction of the cost. After further discussion, Council agreed to obtain a revised quote for the area that requires it most.
- Card Reader Devices For Elevators & Other Security Upgrades: The Manager advised that he had requested a quotation on the installation of card reader devices for the elevators. The attending contractor noted that the proprietary security system installed at the time of construction made it difficult as well as expensive for such an installation. However, the Manager noted that further information had recently come to light on the possibility of having an alternate system installed altogether at a fraction of the cost. After further discussion, Council asked the Manager to continue his efforts in obtaining this information for presentation at a future meeting. Council also noted that the Security Committee would discuss additional security upgrades such as installation of MAG locks on the Abbott Street entrance doors.
- Broken Window Latches: Council referred to a notice posted recently in the elevator concerning contact information for the bulk rate on replacement of broken window latches. After further brief discussion, Council reminded all owners that this offer would expire on July 15, 2002.
- PST Rebate: This matter was tabled for discussion at future meeting.

FINANCIAL REPORT - REVIEW & ADOPTION OF THE MAY 2002 FINANCIAL REPORT

Council reviewed the noted Report that had been previously distributed by mail. The Vice President (Tim Turner) advised that he had posed several questions related to the report to ColyVan's Controller. Specifically, these questions pertained to over-budget items concerning Electrical Supplies and Irrigation Expenditures. After further discussion and continued review of the Report, Council agreed for the Treasurer to prepare a 12-month forecast to better gauge the Strata Corporation's ongoing expenses. This forecast would also include allowances for incidental charges not anticipated during the budget process. Council also requested the Manager deliver the monthly Financial Reports to Council during his weekly site visits to save postage. Furthermore, Council asked that the summary page of the Financial Report include information as to any extraordinary expenses (including items over-budget) along with supporting documentation.

NEW BUSINESS

- Correspondence: Council reviewed two items of correspondence concerning requested changes to 2 suites. The first request requested authorization for the installation of a hardwood floor in accordance with the terms set out in the Strata Corporation's Bylaws (*including the recent amendment*). After further discussion, Council agreed to authorize the installation. The Manager would provide written confirmation to the owner(s) in this regard. The second request concerned a request for permission to enclose a balcony on one of the low-rise units. After further discussion, Council noted that it could not

permit such a request as such a change would alter the exterior appearance of the building as well as set a precedent for future similar alterations.

- Other Business:
 - Window Repairs: The Site Manager informed Council of the continuing work in progress by Richmond Glass to seal and repair windows throughout various areas of the building. To date, approximately 150 windows have been reported to require repairs and are scheduled for repair. In addition, the Site Manager reported that Suite 2604, which had previously experienced several water leaks from failed seals, has now been completely repaired. The area also underwent extensive water testing with no further leaks. After further discussion, the Site Manager suggested that owners who had not reported window problems do so at once as no further repairs would be done after the swing stage was removed. *These repairs are being done at the expense of Henderson Developments.*
 - Revised Job Descriptions - Site Manager / Management Company: The matter was tabled for discussion to the next meeting due to time constraints.

With no further business, the meeting was adjourned at 9:00 p.m. The next Council meeting will be held on Tuesday, July 16, 2002 at 6:00 p.m. within the 3rd floor meeting room, 183 Keefer Place, Vancouver, B.C.

Taken and prepared by:

*Nicholas Tiganis
Senior Property Manager
ColyVan Pacific Real Estate Management Services Ltd.*