

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE
Held on Wednesday, August 27, 2002 at 6:00 p.m., within Suite 3202
183 Keefer St., Vancouver, B.C.**

COUNCIL IN ATTENDANCE:	Patrick Weitemeyer Attila Gereb Dimitri Traktavenko Steven Wendland Rita Lum
REGRETS:	Del Wordofa – Site Manager Tim Turner
MANAGING AGENT:	Nicholas Tiganis – Senior Property Manager ColyVan Pacific Real Estate Management Services Ltd.

The Meeting was called to order at 6:15 p.m. by the Council President, Patrick Weitemeyer. The Manager informed Council at this point that he was leaving ColyVan to pursue another opportunity. Council thanked the Manager for all his work and efforts and wished him luck in his future endeavours.

SITE MANAGER'S REPORT

Council referred to and briefly discussed the Site Manager's Report as previously distributed.

ADOPTION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING – JULY 16, 2002

It was moved and seconded (Lum/Weitemeyer) to adopt the Minutes of the July 16, 2002 Council Meeting as amended to note that the last sentence in the 1st paragraph of the Site Manager's Report reflect an additional cost of \$10 per unit and not \$1.25. CARRIED.

BUSINESS ARISING FROM THE PREVIOUS MINUTES/MEETINGS

1. DDC Panels – Update per Purchase Order & Authorization: The Manager advised that per Council's instructions, a purchase order and Letter of Authorization had been issued to Webir Automation and Control Services Ltd. for \$37,328.00 representing the installation of a new DDC control system for the development. In discussions with Webir, the Manager advised that they (Webir) had already commenced work on the project and anticipated completing the work by October 31, 2002.
2. Windows: The matter was tabled to Council's next meeting due to the absence of the Site Manager.
3. Gutter Installation on Planters – 555 Abbott Building: Council advised that the work had recently been completed to its satisfaction and noted that the true test of the system would come with the wet weather. Council further noted a request for the installation of 5 additional gutters required in several other areas. After further extensive discussion, it was moved and seconded (Lum/Traktavenko) to authorize the installation of 5 additional gutters at a cost of approximately \$200. CARRIED.
4. Card Readers for Elevators & Other Security Upgrades: The matter was tabled until the security changes by Henderson have been completed.

5. PST Rebate: The matter was tabled to a future meeting.
6. Revised Job Descriptions – Site Manager/Management Company: Attila Gereb presented Council with a draft of a revised contract between the Strata Corporation and Management Company. After further discussion, Council agreed to discuss this matter on an “in camera” basis as outlined in the last Minutes.

FINANCIAL REPORT

- June & July Financial Reports: Council agreed to table adoption of the noted reports pending several adjustments requested by the Treasurer.

NEW BUSINESS

- Correspondence: No correspondence was received for review at the time of the meeting.
- Other Business: At this point in the meeting (approximately 8:00 p.m.), Council agreed to devote the remaining time to discussing the contract and revised job descriptions as outlined under Section 6 of Business Arising. The Manager then left the meeting at this point.
 - a. Security Changes: Council noted a lack of communication as to when the access readers were to be changed. The work to change the readers began the weekend of August 23 to 25th, and a Member of Council was notified until Saturday, August 24th in this regard. Council subsequently posted a “last minute” notice.

The new security contract was signed on August 27, 2002 and the security staff will be re-located from the front desk sometime in early September.

RESIDENTS ARE REMINDED NOT TO LET PERSONS UNKOWN TO THEM INTO THE BUILDING.

RESIDENTS SHOULD ALSO INFORM THEIR VISITORS NOT TO ALLOW OTHERS TO FOLLOW THEM INTO THE BUILDING. COUNCIL THANKS EVERYONE IN ADVANCE FOR THEIR ASSISTANCE IN THIS REGARD.

With no further business, the meeting was adjourned at 9:15 p.m. The next Council Meeting will be held on Wednesday, September 25, 2002 at 6:00 p.m. within the 3rd Floor Meeting Room. Allan Landa will be the representative from ColyVan Pacific Real Estate Management Services Ltd. in attendance.

Taken and prepared by:

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